

Development Review Committee

Staff Report

August 16, 2017



Case No:	17DEVPLAN1125
Project Name:	1807 Bank Street
Location:	1807 Bank Street
Owner(s):	Habitat for Humanity of Metro Louisville Inc.
Applicant:	Habitat for Humanity of Metro Louisville Inc.
Representative(s):	Kendra Whitaker - Habitat for Humanity of Metro Louisville Inc.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen – Planner I

REQUEST(S)

Approval of a Single Family Residential Home to be constructed in the Portland Neighborhood resulting in a Category 3 Review as determined by Louisville Metro Ordinance 21-2008 as found in the Title XV: Land Usage Chapter 153 Planning General Provisions 153.04.

CASE SUMMARY/BACKGROUND

The parcel is 27 feet wide by 108 feet in depth having a frontage at the intersection of Bank Street and Griffiths Ave. North of the subject parcel are vacant lots with an unimproved 12 foot wide alley to the rear of the subject parcel and leads to North 18th Street. West of the subject parcel lies a single family residential home, to the east a vacant parcel zoned Urban Neighborhood – Traditional Neighborhood Form District, and to the south Bank Street right of way. The general vicinity lies surrounded by Urban Neighborhood zoned parcels within the Traditional Neighborhood Form District.

The applicant is proposing to construct a two story single family residential home located at 1807 Bank Street in the Portland Shawnee Neighborhood. The proposed home will be a 2 story 1,596 sf. gross square footage having four bedrooms. The home is designed to resemble post WWII era architecture on the block. The house will have a split face block foundation and covered porch at the front façade. The exterior finishes will include a gable end roof with the Portland sunburst, scalloped shingle siding, Hardie Plank siding, shutters on the front windows, and turned columns on the porch. Parking will be located on-street. Habitat will install gravel parking pad (10 ft. x 30 ft.) access from Gilligan Street. The proposed home will be an affordable and newly-constructed single family residence. The new family will purchase their home from Habitat for Humanity of Metro Louisville Inc. while earnestly completing sweat equity hours in the building of their own home. The new family is very excited to realize home ownership as an investment into the Portland (Shawnee) Neighborhood.

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Habitat for Humanity of Metro Louisville has scheduled the construction of this home for a “Raise the Roof” event on October 26, 2017. Angel’s Envy has planned to sponsor this build and is providing volunteers throughout the construction of the home. The applicant, Habitat for Humanity of Metro Louisville, constructs on tight schedules and works in partnership with many organizations throughout Metro Louisville to ensure volunteer opportunities in an effort to remain on schedule with the intent of retaining the needed volunteers and sponsorship upon which the organization is built.

STAFF FINDING / RECOMMENDATION

Approval of a Single Family Residential home reviewed as a Category 3 Development Plan per Ordinance 21-2008 of the Louisville Metro Council and located within the Portland Shawnee Neighborhood. Staff finds the Category 3 review, as required by Louisville Metro Ordinance 21-2008, per the requirements of Louisville Metro Land Development Code (May 2017) has met the requirements of Sections 5.5 - 5.10 and 5.12. Furthermore, the following Land Use, Housing, /Community Form Recommendations are in accordance with the Portland Neighborhood Plan:

LU-2 Those properties identified shall be rezoned to UN – Urban Neighborhood, to better reflect the small-lot single family residential pattern. Exclude existing large lot residential properties from any rezoning to the UN District. Allow future multi-family residential development on a case-by-case basis under the Planned Development Option only if the development is in accordance with the guidelines within the Portland Pattern book to ensure compatibility.

H-1 To work with Metro agencies to identify targeted priorities and coordinate efforts to address the goals of increasing home ownership; protecting current and potential new home owners from predatory lending practices; strengthening the enforcement of existing housing codes; and encouraging reinvestment and rehabilitation of residential structures.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Single Family Residential	UN	Traditional Neighborhood
Proposed	Single Family Residential	UN	Traditional Neighborhood
<i>Surrounding Properties</i>			
North	Single Family Residential	UN	Traditional Neighborhood
South	Single Family Residential	UN	Traditional Neighborhood
East	Single Family Residential	UN	Traditional Neighborhood
West	Single Family Residential	UN	Traditional Neighborhood

TECHNICAL REVIEW

None

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (May 2017)
Louisville Metro Ordinance 21-2008
Comprehensive Plan (Cornerstone 2020)
Portland Neighborhood Plan

REQUIRED ACTIONS

Approve/Deny the Category 3 Development Plan review of a proposed single family residential home as located at 1807 Bank Street, within the Portland Shawnee Neighborhood, per Louisville Metro Ordinance 21-2008.

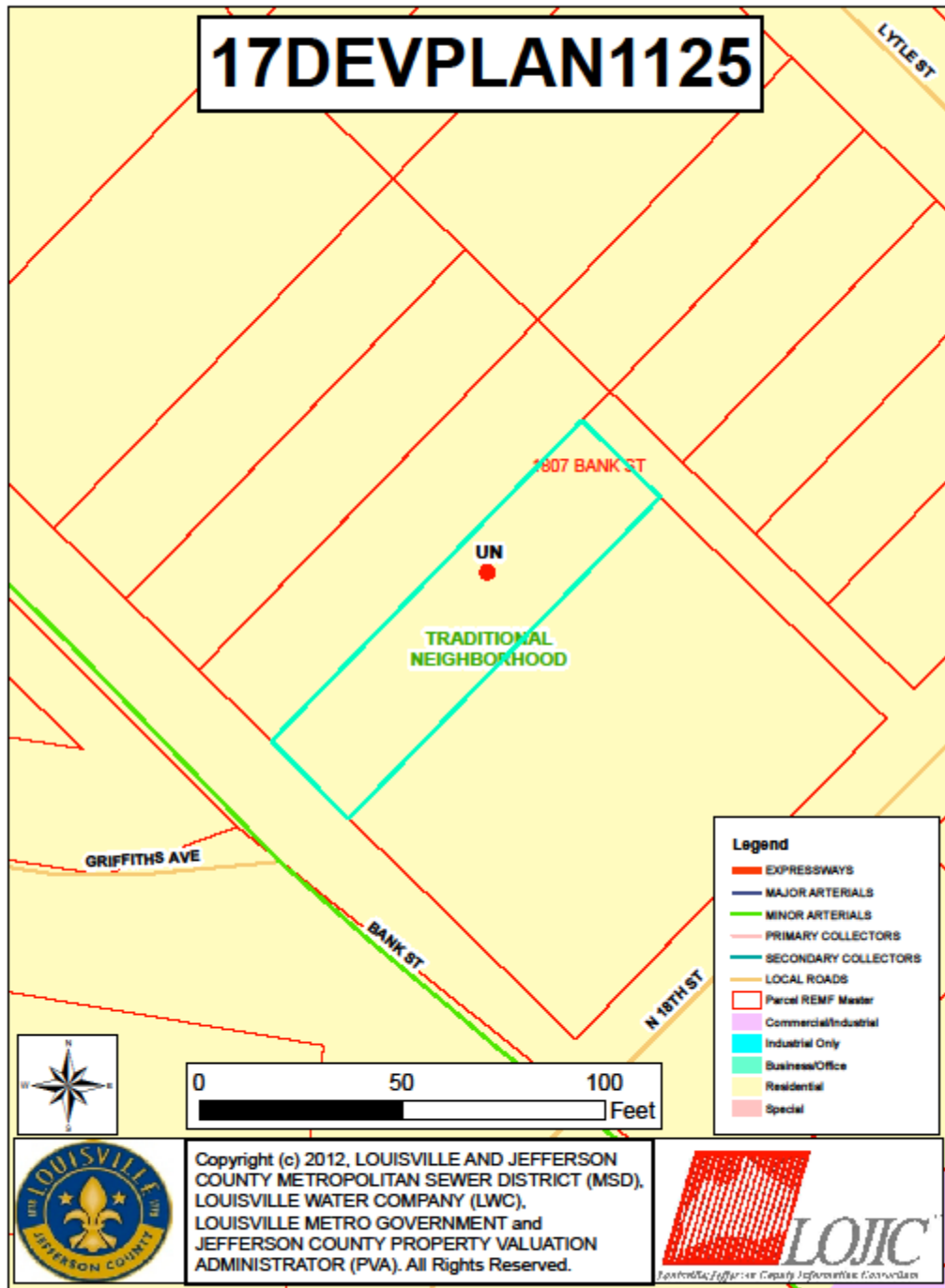
NOTIFICATION

Date	Purpose of Notice	Recipients
August 16, 2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

