

Development Review Committee
Staff Report
May 10, 2023



Case No:	23-FBH-0001
Project Name:	Mount Holly Rd FBH
Location:	1411 Mount Holly Rd
Owner(s):	Louis Heavrin III
Applicant:	Louis Heavrin III
Jurisdiction:	Louisville Metro
Council District:	13– Dan Seum Jr.
Case Manager:	Amy Brooks, Planner I

REQUEST(S)

- Approval of factory-built housing that does not conform with one or more of the standards listed in sub-section 4.1.2.C of the Land Development Code.

CASE SUMMARY/BACKGROUND

The applicant proposes to place a factory-built home on 2.11 acres. The subject site is zoned R-4 in the Village Form District. The subject site is not subjected to infill standards.

The proposed housing:





Section 4.1.2. C.1 of the Land Development Code requires that all factory-built housing placed on lots not subjected to infill regulations shall have roofs with a minimum slope of 5:12.

All other factory-built housing regulations in LDC 4.1.2 have been met.

STAFF FINDING

Staff finds the request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

None required.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

STANDARD OF REVIEW AND STAFF ANALYSIS

The following standards are applicable to all factory- built housing to be placed on lots that do not qualify as infill sites in the form district regulation applicable to the site:

1. The roof shall be pitched at a minimum slope of 5:12

Staff: The applicant is requesting a roof pitch of 3:12. The Planning Commission may approve factory-built housing that does not conform with one of more of the standards listed in sub-section 4.1.2.C if the Commission finds that the proposed housing:

- (a) Is compatible with existing housing located within a one-eighth mile radius:

Staff: A one-eighth mile buffer was applied to the subject site. There are a variety of housing types and roof pitches within the surrounding neighborhood; some of which are similar in aesthetic to the proposed structure. See Attachment 4 for examples of adjacent properties.

- (b) Complies with applicable standards of the form district in which it is located; and conforms to applicable provisions of the Comprehensive Plan.

STAFF: Section 4.6 of Plan 2040 sets the goal to expand and ensure a diverse range of housing choices and ensure long-term affordability and livable options in all neighborhoods. Some objectives in the plan to meet these goals include flexible zoning/design regulations encourage diverse housing options, varieties of housing types and densities are promoted, infill development and adaptive re-use are promoted, redevelopment of vacant and underused properties for residential uses is encouraged, and housing types are integrated into the surrounding neighborhood through complementary design. The proposed home will not violate specific guidelines of Plan 2040 as the proposal will allow for the residential use of the site in a manner that is appropriate for the form district and surrounding area. The structure will not allow an unreasonable circumvention of the regulations or cause a hazard to the public. The structure complies with the Comprehensive Plan.

The Neighborhood Form District regulations state that the form district is intended to promote new development that is consistent with a neighborhood pattern and form of development and inclusive housing opportunities. The structure will be located in such a way to meet setbacks and other requirements of the form district. No variances from the form district standards are required.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Factory Built Housing application.

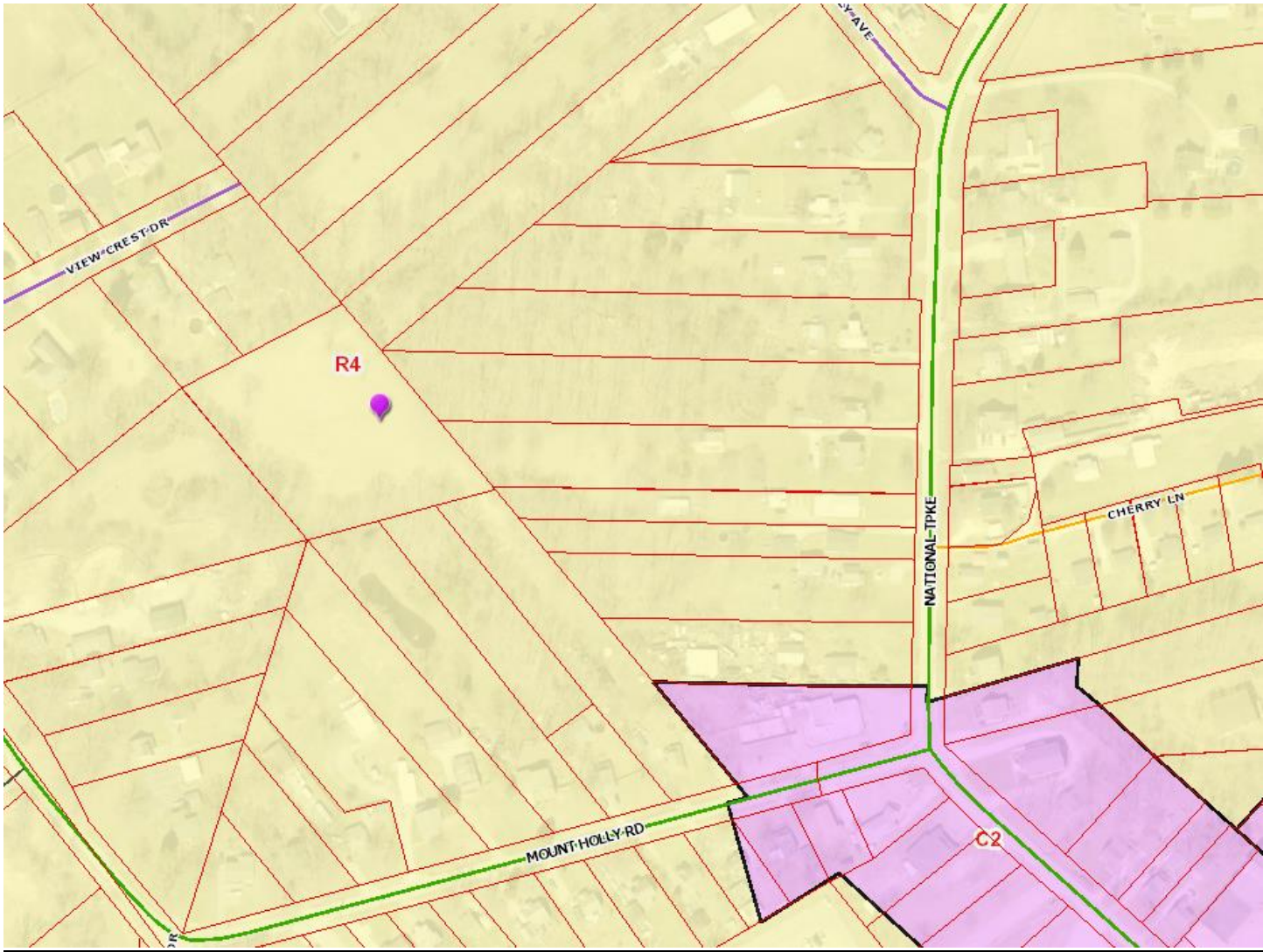
NOTIFICATION

Date	Purpose of Notice	Recipients
5/1/2023	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13
5/1/2023	Hearing before DRC	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Examples of Adjacent Proper

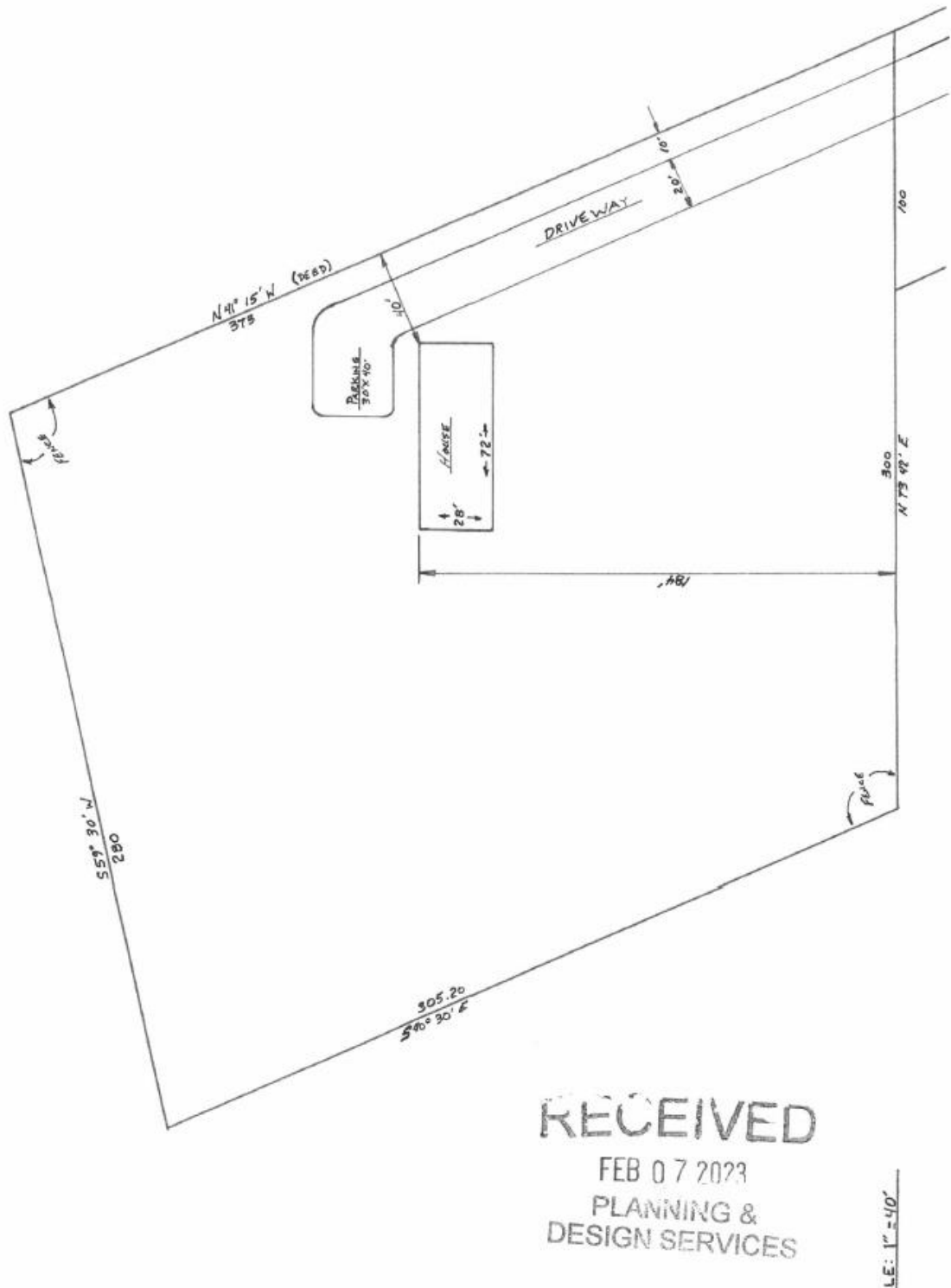
1. Zoning Map



2. Aerial Map



3. Site Plan



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4. Examples of Adjacent Properties:



1412 Mt. Holly Rd.



1411 Mt. Holly Rd.



1404 Mt. Holly Rd.



1308 Mt. Holly Rd.