

# Development Review Committee

## Staff Report

June 17, 2015



<b>Case No:</b>	15DEVPLAN1071
<b>Project Name:</b>	Habitat House
<b>Location:</b>	2638 Alford Avenue
<b>Owners:</b>	Habitat for Humanity of Metro
<b>Applicant:</b>	Habitat for Humanity of Metro
<b>Representative:</b>	Sharri Zink
<b>Project Area/Size:</b>	0.0742 ac.
<b>Existing Zoning District:</b>	R-6, Multi-family residential
<b>Existing Form District:</b>	TN, Traditional Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	5 – Cheri Bryant Hamilton
<b>Case Manager:</b>	Matthew R. Doyle, Planner II

### REQUEST

- Category 3 Plan for construction of a single family residence in Portland per Ordinance Number 16, Series 2006

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located on Alford Avenue between N. 26<sup>th</sup> St. and N. 29<sup>th</sup> St. The Saint John's Catholic Cemetery is located immediately south of the site.

The applicant proposes to construct a 2-story, 3-bedroom, 1,512 sq. ft. single family residence. The site would have one on-street parking space in the front and one off-street parking space in the rear off of the alley. The site meets the infill standards as well as the residential site design standards for traditional form districts in Chapter 5 Part 4 of the Land Development Code. No waivers or variances are required for this proposal.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Vacant lot	R-6	TN
<b>Proposed</b>	Single family residence	R-6	TN
<b>Surrounding Properties</b>			
<b>North</b>	Single family residential	R-6	TN
<b>South</b>	Cemetery	R-1	TN
<b>East</b>	Single family residential	R-6	TN
<b>West</b>	Single family residential	R-6	TN

### PREVIOUS CASES ON SITE

N/A

### INTERESTED PARTY COMMENTS

N/A

### APPLICABLE PLANS AND POLICIES

Land Development Code

## TECHNICAL REVIEW

N/A

## STAFF CONCLUSIONS

- The proposed structure meets the requirements of the Land Development Code.

## REQUIRED ACTION

- **APPROVE** or **DENY** the Category 3 Plan.

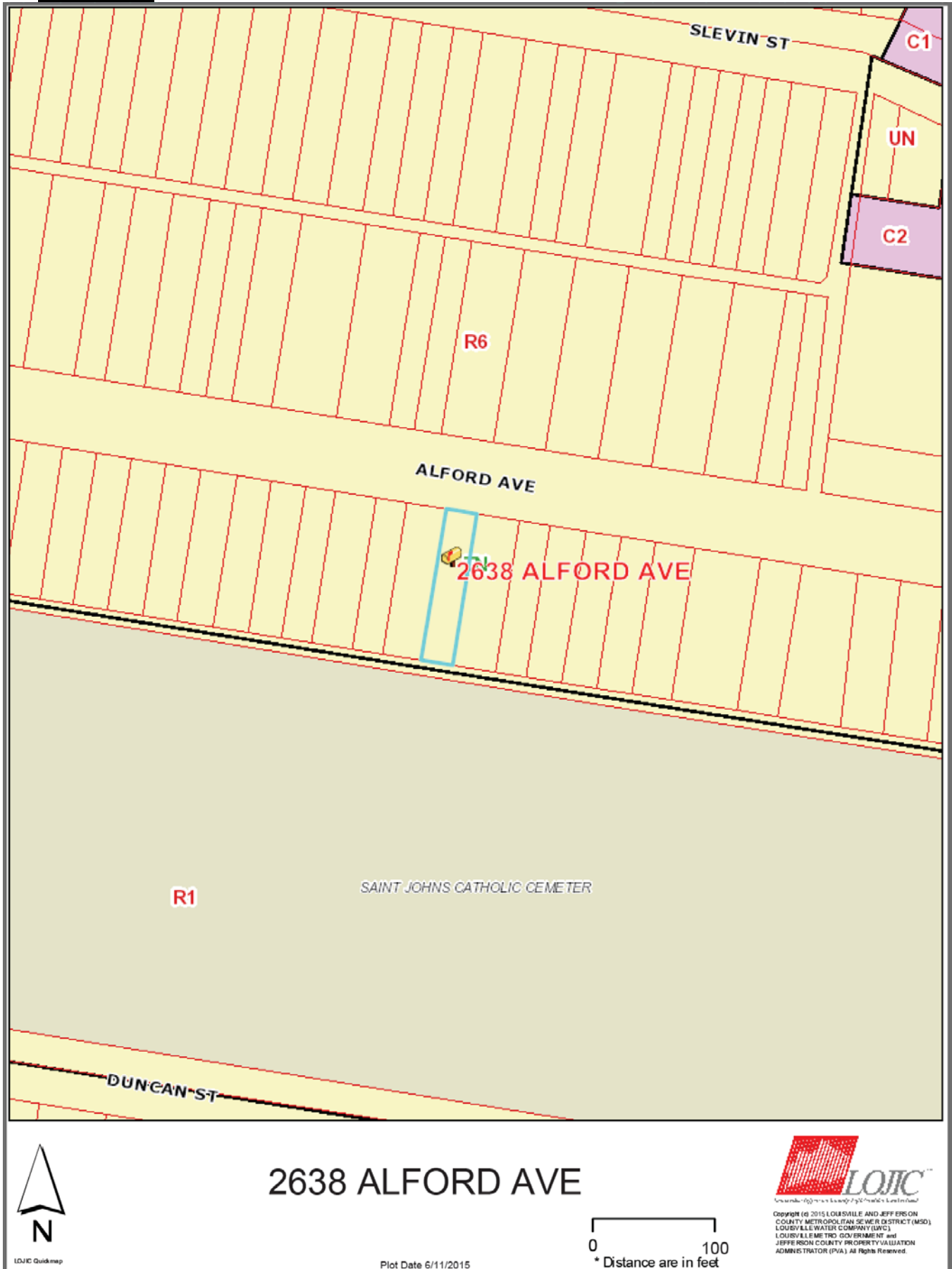
## NOTIFICATION

Date	Purpose of Notice	Recipients
6/3/15	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered neighborhood groups

## ATTACHMENTS

1. Zoning Map
2. Aerial

1. **Zoning Map**



2. Aerial

