

# Development Review Committee

## Staff Report

September 20, 2017



<b>Case No:</b>	17DEVPLAN1158
<b>Project Name:</b>	1818 Lytle Street
<b>Location:</b>	1818 Lytle Street
<b>Owner(s):</b>	Habitat for Humanity of Metro Louisville Inc.
<b>Applicant:</b>	Habitat for Humanity of Metro Louisville Inc.
<b>Representative(s):</b>	Kendra Whitaker - Habitat for Humanity of Metro Louisville Inc.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	5 – Cheri Bryant Hamilton
<b>Case Manager:</b>	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 25 feet wide by 89 feet in depth having a frontage along Lytle Street. The parcel is bounded by single family residential structures to the south, east, and west in a Urban Neighborhood zoning district within the Traditional Neighborhood Form District. The applicant is proposing to construct a camel back two story single family residential home located at 1818 Lytle Street in the Portland Shawnee Neighborhood. The proposed home will have a 868 sf. footprint with 1,423.3 gross square footage for both first and second stories. 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 along Lytle 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.

Habitat for Humanity of Metro Louisville has scheduled the construction of this home for a "Raise the Roof" event on October 12, 2017. 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 2 story camel-back single family residential home with a 1,423.3 gross floor area as located at 1818 Lytle Street, within the Portland Shawnee Neighborhood, having undergone a Category 3 Development Plan review and meeting all applicable standards of the August 2017 Land Development Code requirements. Per Louisville Metro Ordinance 21-2008, the proposal has met all Louisville Metro Land Development Code (August 2017) requirements as found in 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**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b><i>Subject Property</i></b>			
<b>Existing</b>	Single Family Residential	UN	Traditional Neighborhood
<b>Proposed</b>	Single Family Residential	UN	Traditional Neighborhood
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	UN	Traditional Neighborhood
<b>South</b>	Single Family Residential	UN	Traditional Neighborhood
<b>East</b>	Single Family Residential	UN	Traditional Neighborhood
<b>West</b>	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 2 story camel-back single family residential home with a 1,423.3 gross floor area as located at 1818 Lytle Street, within the Portland Shawnee Neighborhood, per Louisville Metro Ordinance 21-2008.

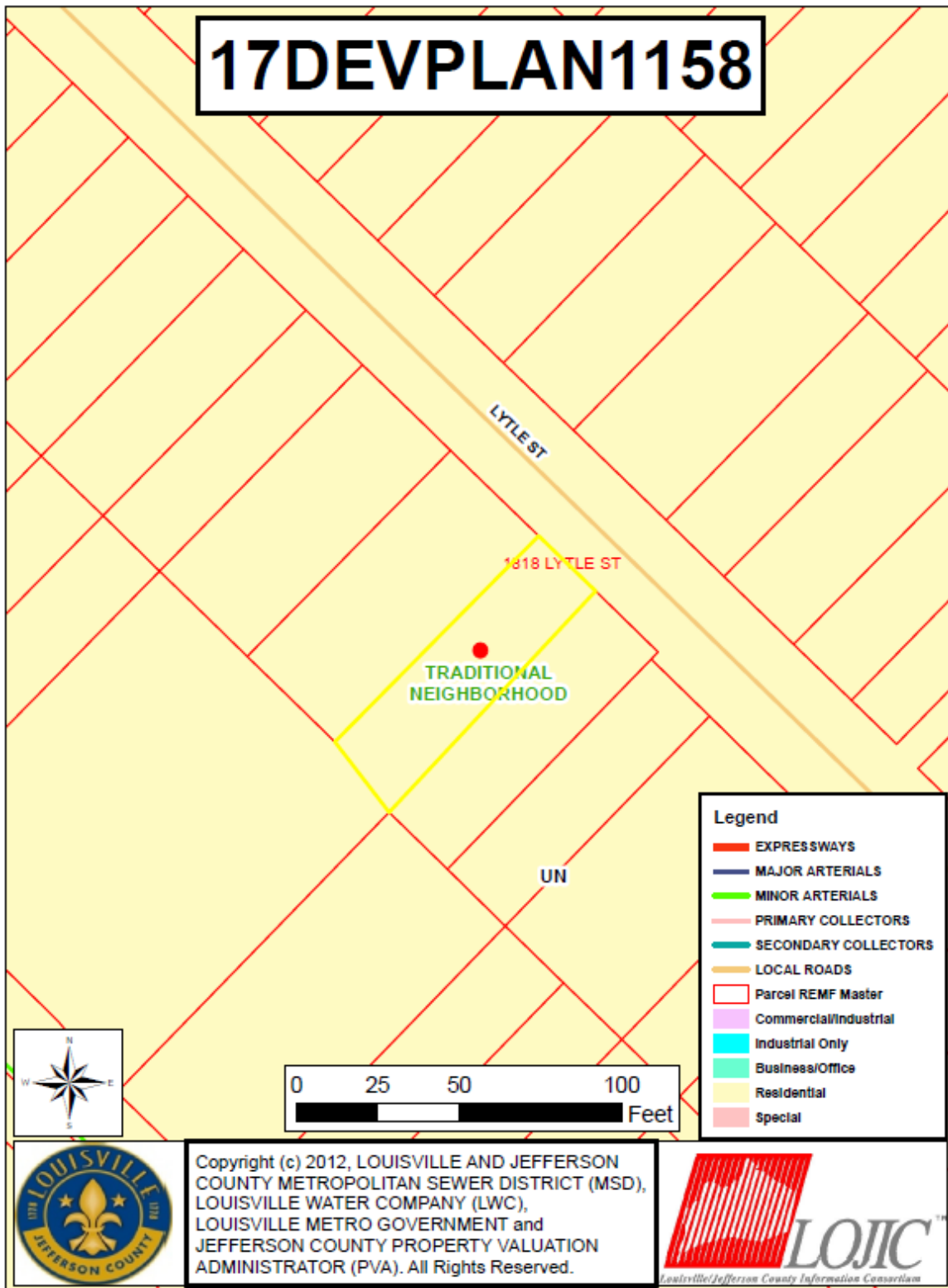
#### **NOTIFICATION**

Date	Purpose of Notice	Recipients
Sept. 20, 2017	Hearing before DRC	1 <sup>st</sup> 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

