

# Development Review Committee

## Staff Report

November 1, 2017



<b>Case No:</b>	17DEVPLAN1195
<b>Project Name:</b>	Park Ave Apartments
<b>Location:</b>	523 Park Ave
<b>Owner(s):</b>	Thorpe Properties
<b>Applicant:</b>	Thorpe Properties
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	6 – David James
<b>Case Manager:</b>	Jay Lockett, Planner I

### REQUEST(S)

- Category 3 Development Plan

### CASE SUMMARY/BACKGROUND

The applicant is proposing to convert an existing large home to 16 apartments. The building is located in the Traditional Neighborhood Zoning District and is mapped as Institutional. A Planning Director interpretation under case number 17INTERPTN1001 determined that the original use of the structure was as a convent, and therefore a conversion to multifamily residential would be allowed per Land Development Code table 2.7.7. The allowable density per the zoning district is 34.8 dwelling units per acre. The property contains approximately .87 acres, thereby allowing up to 30 dwelling units to be on site. The only external changes are general renovations, the addition of rear entry porches and restriping the existing parking lot to provide the needed spaces required by the Land Development Code. All external work has been approved by Historic Preservation staff under case 17COA1185.

### STAFF FINDING

The proposed development is in compliance with the Land Development Code.

### TECHNICAL REVIEW

The development plan provided with the application will need to be updated with some basic information prior to final approval and transmission, including standard notes for transportation, parking calculations, current and proposed use, zoning, form district and other standard plan requirements.

### INTERESTED PARTY COMMENTS

Staff has received no interested party comments concerning this development.

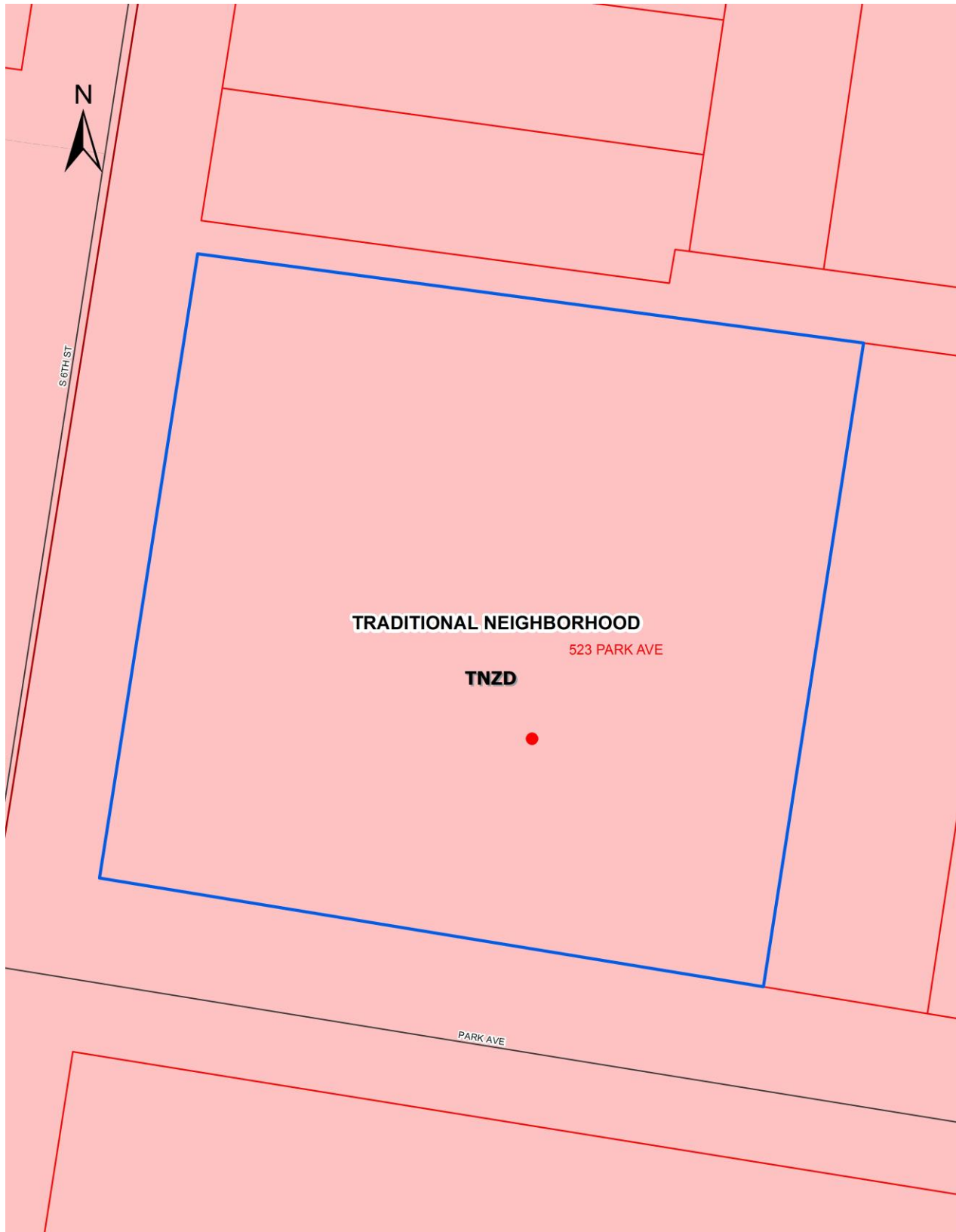
### NOTIFICATION

Date	Purpose of Notice	Recipients
10-20-17	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

