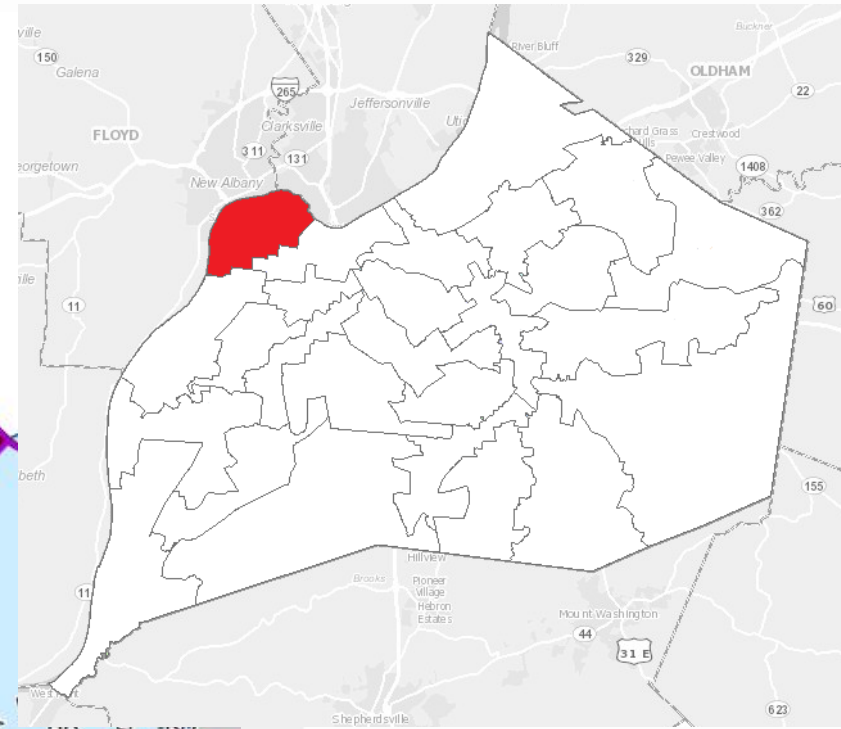


O-145-025
25-CAT3-0001
Bank Street Duplex

Planning and Zoning Committee
June 17, 2025





2004 Bank Street District 5- Donna Purvis





Existing: Residential
Proposed: Residential



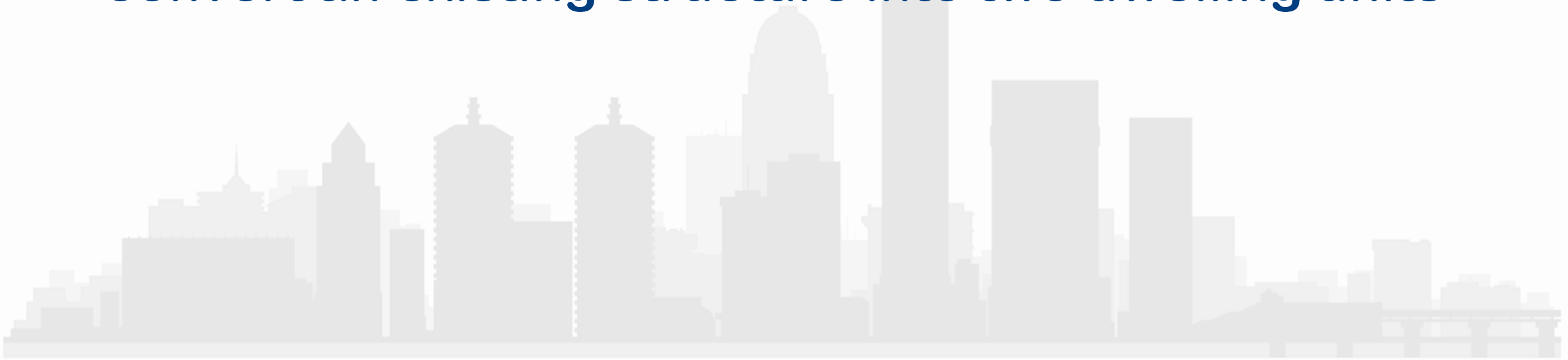


Existing: UN/TN



REQUESTS

- **Urban Neighborhood Planned Development Option to convert an existing structure into two dwelling units**



CASE SUMMARY

- Approx. 0.12 acres
- Near intersection of N. 20th St and Bank St.
- Proposing to utilize the Planned Development Option available within the UN zoning district to convert an existing structure into a duplex
- Off-street parking available from alley and on Bank St.



Bank Street Duplex Project

Site Address: 2004 Bank St., Louisville, KY 40203

Parcel ID: 004K01000000

Property Owner: Promise Housing Plus Corporation

Mailing Address: 1800 Portland Ave., Louisville, KY 40203

Source of Title: Deed Book 12818, Pg. 388

Site Data

Site Area: 0.1218 acres (5,305.6 square feet)

Zoning / Form District: UN / Traditional Neighborhood

Existing Use: Single-Family

Proposed Use: Multi-Family Duplex (2 units)

Existing Density: 8.21 du/ac

Proposed Density: 16.42 du/ac

Max. Density Permitted: 58.08 du/ac

Structure Data

Existing Building Footprint: 1,454 sq. ft.

Proposed Building Footprint: 1,454 sq. ft.

Existing FAR: 0.27

Proposed FAR: 0.27

Max. FAR Permitted: 3.0

Parking Calculations

Min. Requirement: None

Max. Requirement: 3 spaces/unit = 6 spaces

Parking Provided via Alley: 2 spaces

On-street Parking: 2 spaces (Bank St.)

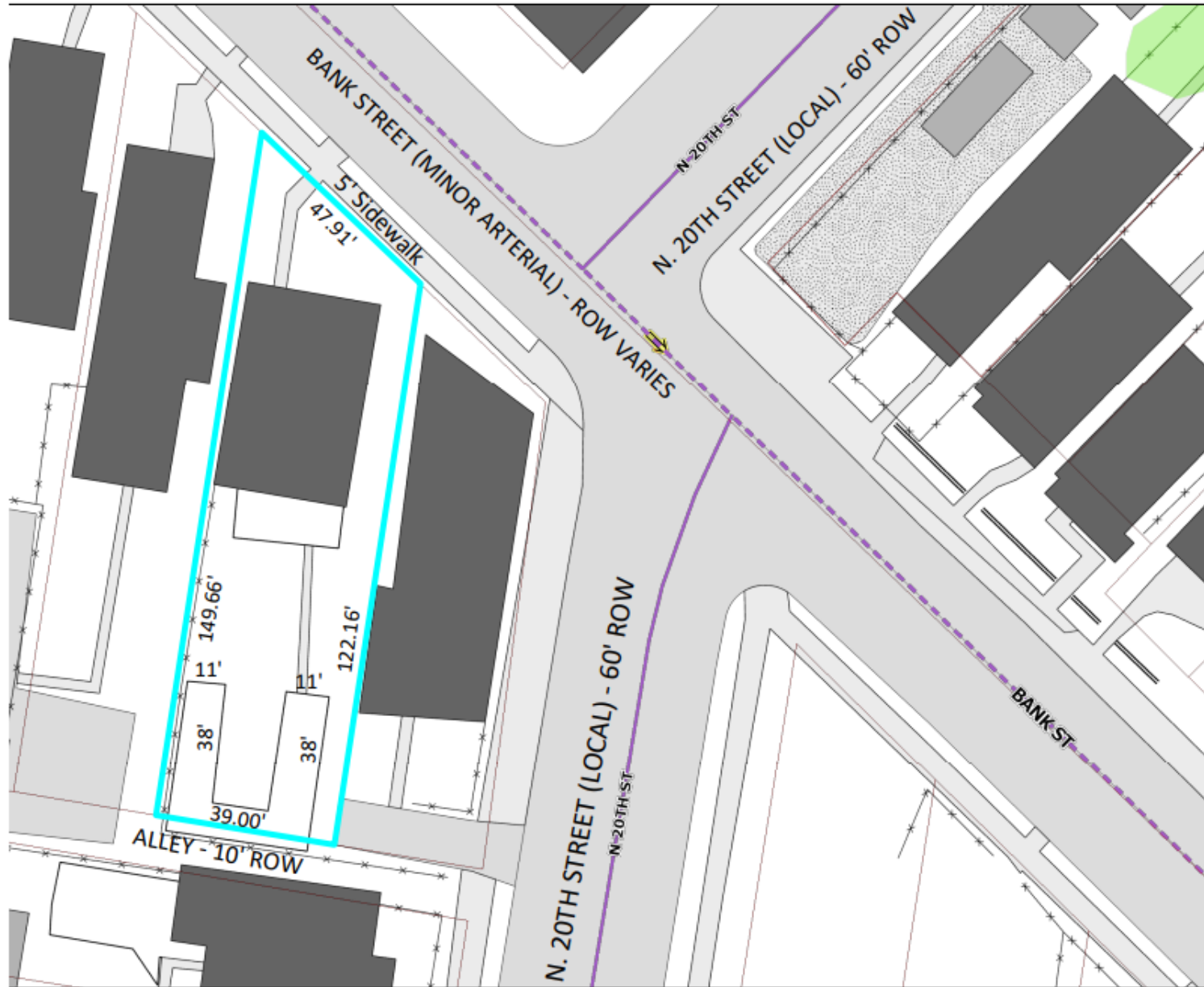
Landscape Calculations

Tree Canopy: Not Required in Traditional form

Landscape Design: Not Required per LDC 10.2.2.A.3

Fencing

Existing 6' wooden fence to remain



2004 Bank St.

Louisville, KY 40203

Thursday, April 10, 2025 | 8:59 AM

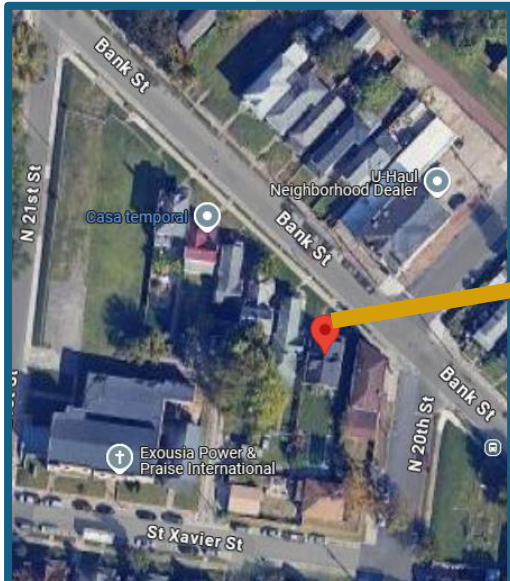
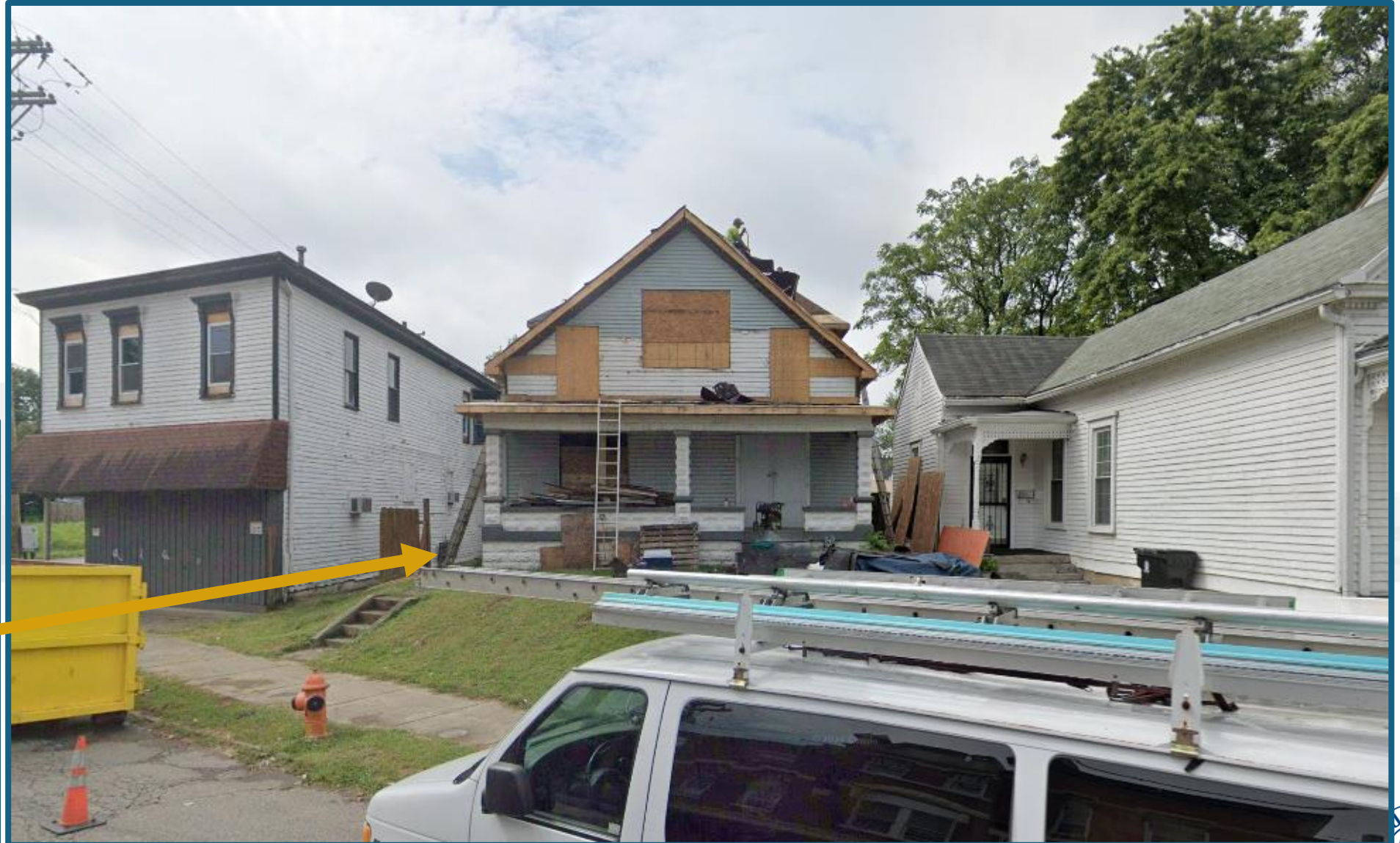


LOJIC © 2025

This map is not a legal document and should only be used for general reference and identification.

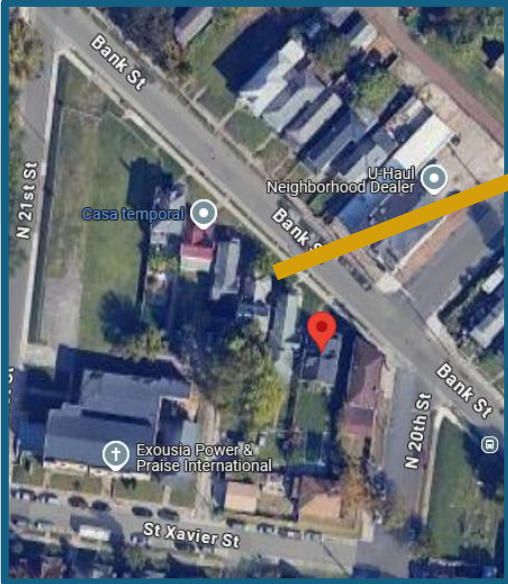


SUBJECT PROPERTY



EXISTING STRUCTURE FROM BANK ST.

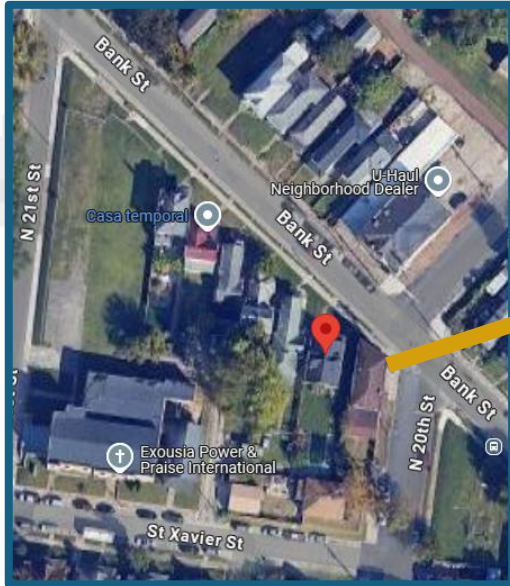
ADJACENT PROPERTY



TO THE NORTHWEST ON BANK ST.



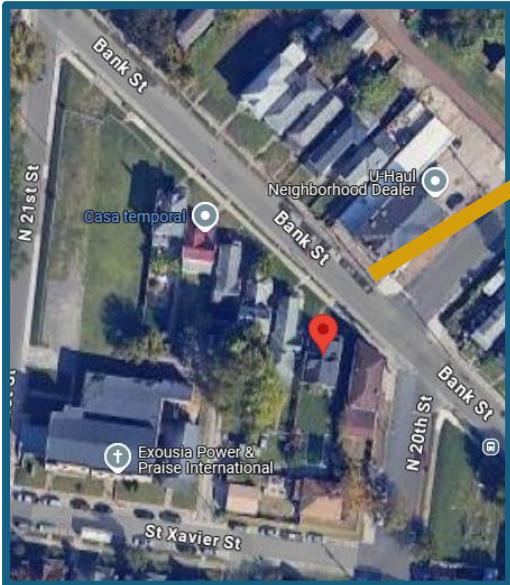
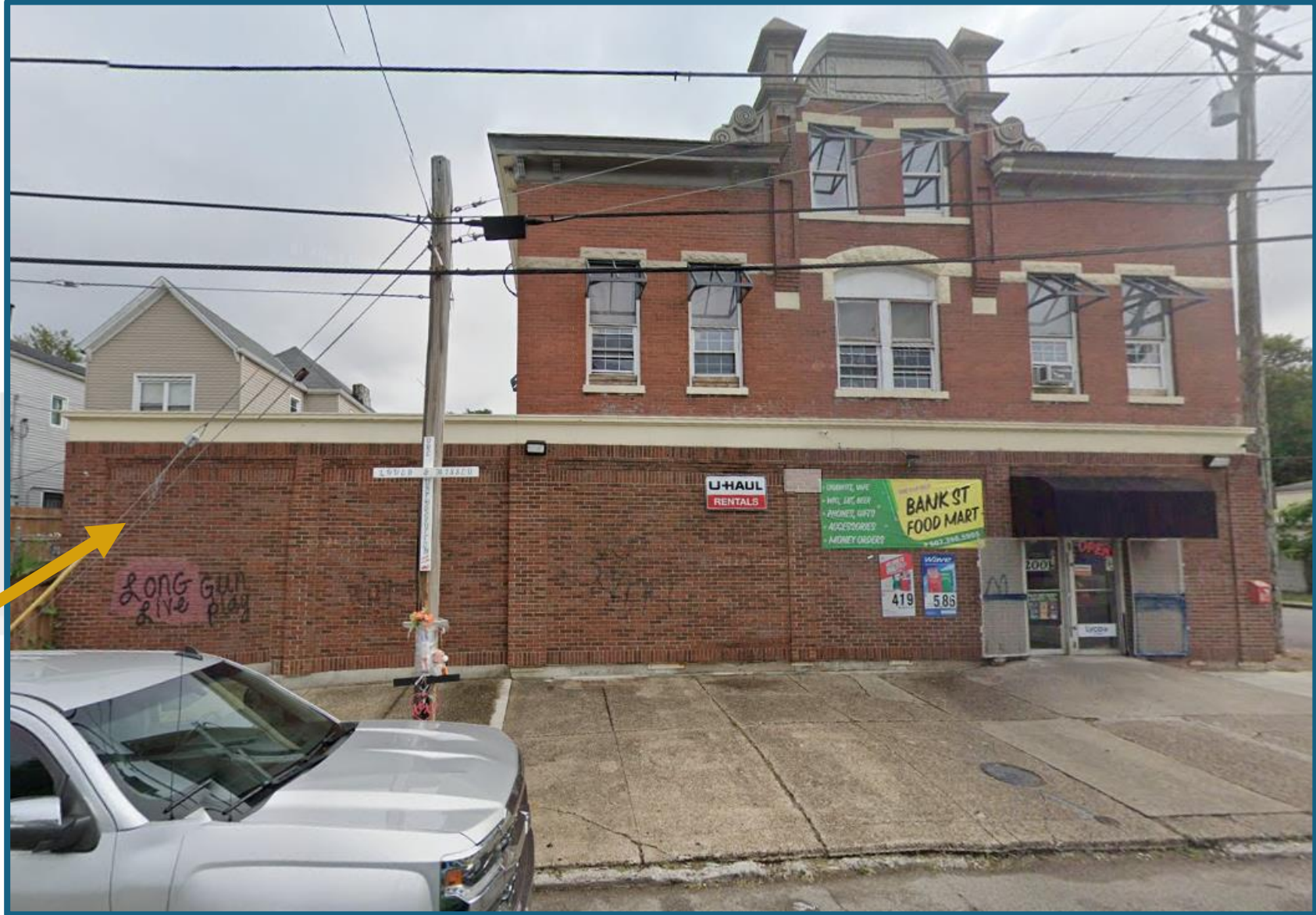
ADJACENT PROPERTY



TO THE SOUTHEAST AT CORNER OF BANK ST & N. 20TH ST



ADJACENT PROPERTY



ACROSS BANK ST.



ADJACENT PROPERTY



TO THE SOUTH OF SITE ON ST. XAIVER ST. WITH ALLEY ACCESS



PUBLIC MEETINGS

- ❖ Planning Commission Public Hearing on May 29, 2025
- ❖ Motion to recommend approval of the Planned Development Option in the UN zoning district passed by a vote of 9-0.

