

Planning Commission

Staff Report

May 29, 2025



Case No:	25-CAT3-0001
Project Name:	Bank St. Duplex
Location:	2004 Bank St.
Owner(s):	Promise Housing Plus Corp.
Applicant:	Jasmine Newton
Jurisdiction:	Louisville
Council District:	5 – Donna Purvis
Case Manager:	Kaitlin Dever, Planner I

REQUEST

- **Urban Neighborhood Planned Development Option**

CASE SUMMARY

The subject site is approximately 0.12 acres zoned U-N Urban Neighborhood in the Traditional Neighborhood form district near the intersection of N. 20th St. and Bank St. The applicant is proposing to utilize the Planned Development Option available within the U-N zoning district to convert an existing structure into 2 dwelling units. Off-street parking is available from the rear alley as well as on-street parking on Bank St. TARC service is also available near the site at the intersection of Bank St. and N. 20th St.

STAFF FINDING

The proposal meets the requirements of the Land Development Code and would increase housing options in an area that benefits from accessibility to services, amenities, and employment opportunities.

TECHNICAL REVIEW

LDC Section 2.2.8.A states that multi-family dwellings may be permitted within the U-N zoning district provided that: (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot sizes not normally permitted by the Traditional Neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines.

This site is subject to the Portland Neighborhood Plan (2008) and is located within Portland Subarea 5 directly to the south of an established activity center that stretches to I-64W. The plan supports the U-N zoning district designation for many subareas previously zoned R-5A and R-6 Multi-Family Residential or C-1 and C-2 Commercial, including this site. The proposal meets Housing Goal II which seeks to enhance the quality and physical condition of all housing in Portland, especially rental property. It

further promotes the rehabilitation and development of housing that is affordable, accessible, clean, lead-free, and architecturally compatible with its surroundings.

Historic Preservation Goal I in the Portland Neighborhood Plan calls to protect the architectural character of Portland and to identify existing conditions such as important individual buildings, styles, materials, and contributing elements that create the “Portland look.” The plan did not propose this site for individual listing in the National Register of Historic Places; however, the subject site is a recorded historic site (JFWP 304) with the Kentucky State Historic Preservation Office and any exterior alterations shall take design cues from the existing home and surrounding buildings. Alterations shall be compatible with historic design details found throughout the neighborhood.

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

REQUIRED ACTIONS:

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **U-N Planned Development Option with Conditions of Approval**

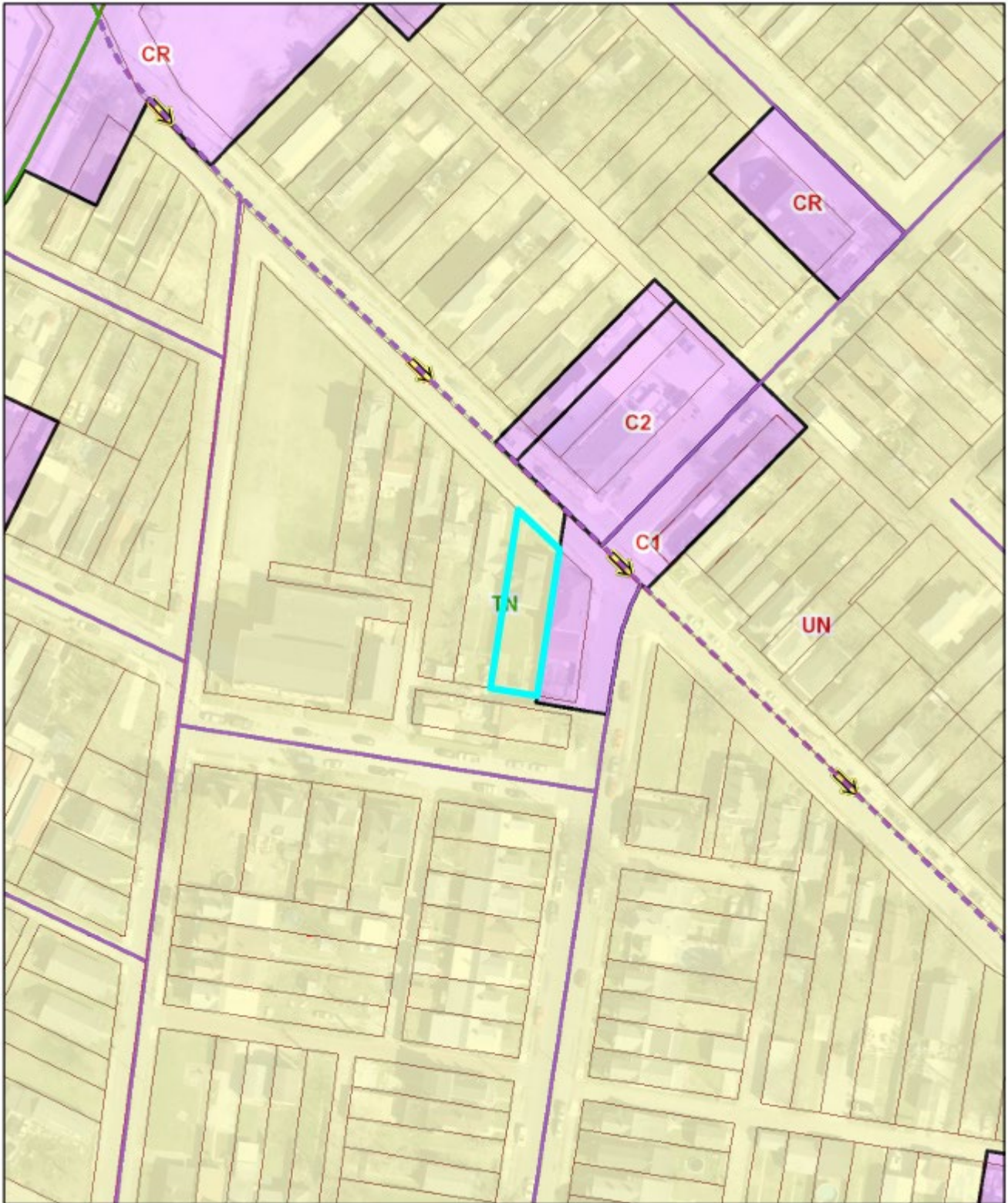
NOTIFICATION

Date	Purpose of Notice	Recipients
5/12/2025	Hearing before PC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 5

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Conditions of Approval

1. Zoning Map



2. Aerial Photograph



3. Proposed Conditions of Approval

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon conditions of approval unless amended pursuant to the Land Development Code. Any changes / additions / alterations of any conditions of approval shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes /additions / alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All conditions of approval requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these conditions of approval to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these conditions of approval. These conditions of approval shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these conditions of approval. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these conditions of approval.