

Planning Commission

Staff Report

November 16, 2023



Case No:	23-CAT3-0020
Project Name:	Griffiths Garden
Location:	2119 Griffiths Avenue
Owner(s):	Access Commercial Real Estate
Applicant:	Access Commercial Real Estate
Jurisdiction:	Louisville Metro
Council District:	5 – Donna Purvis
Case Manager:	Ethan Lett, Planner I

REQUEST(S)

- **Urban Neighborhood Planned Development Option**

CASE SUMMARY/BACKGROUND

The applicant is proposing to utilize the Planned Development Option available within the UN zoning district to construct a 16-unit multi-family development with 4 2-story buildings, each containing 4 units. The subject site is zoned UN in the Traditional Neighborhood form district in the Portland neighborhood of Louisville Metro. There is an existing 2-story building that will be demolished. The site will feature a shared central courtyard with community garden space. Parking is available off the rear alley, and TARC service is available nearby along Griffiths Avenue at N 20th and N 22nd Street.

STAFF FINDING

The proposal would permit additional housing options in an area that is near a variety of services, amenities, and employment opportunities.

TECHNICAL REVIEW

Multi-family dwellings may be permitted within the UN 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 size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines

Transportation Planning and MSD have preliminarily approved the proposal.

REQUIRED ACTIONS:

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

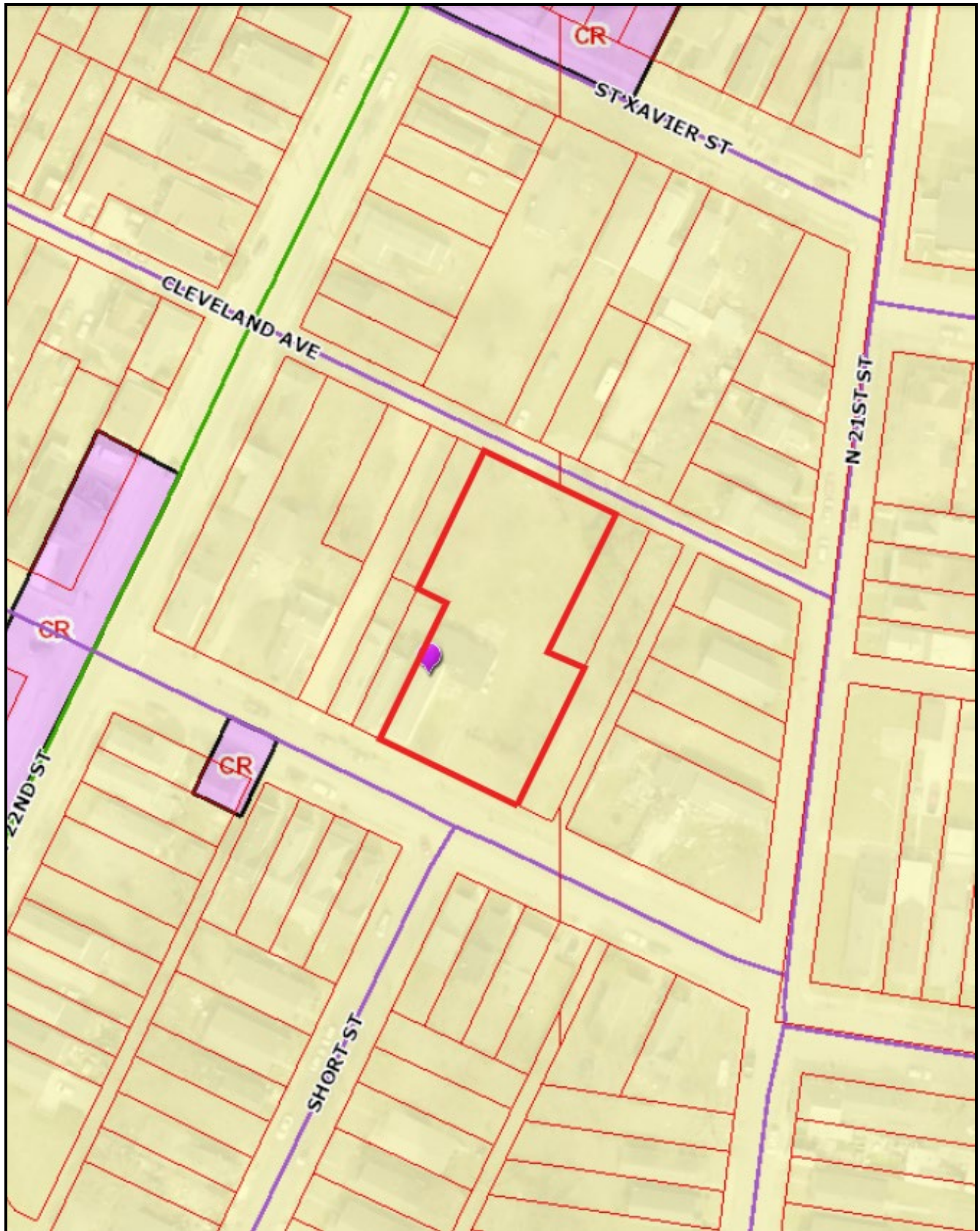
NOTIFICATION

Date	Purpose of Notice	Recipients
11/2/2023	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

1. Zoning Map



2. Aerial Photograph



3. Proposed Conditions of Approval

1. The development shall be in accordance with the approved 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.