

Development Review Committee

Staff Report

June 30, 2021



Case No:	21-MPLAT-0030
Project Name:	Minor Subdivision Plat
Location:	5000 Elm Tree Place
Owner(s):	The Cardinals Nest Egg Trust
Applicant:	Kathryn Matheny, Cardinal Surveying
Jurisdiction:	Louisville Metro
Council District:	20- Stuart Benson
Case Manager:	Julia Williams, Planning Supervisor, AICP

REQUEST(S)

- Record Plat Amendment to create 2 lots from 1 in the Deer Trace Estates Subdivision in Plat Book 38, Page 51.

CASE SUMMARY/BACKGROUND

The applicant is requesting to create two lots, 21.318 acres and 21.319 acres. This property is in the R-R zoning district, in the Neighborhood Form District, and the Floyds Fork Overlay. The two lots are compliant with density and dimensional requirements. There is an existing 2798 Square Foot (SF) single family dwelling and three accessory structures that are to remain.

STAFF FINDING

The plat is in order and complies with all zoning and subdivision regulations. The committee will need to determine whether reasonable notice was given to all affected parties.

TECHNICAL REVIEW

Per section 7.1.91 of the LDC, the Planning Commission shall have the power to amend any recorded plat, if reasonable notice and an opportunity to express objections or concerns have been given to all persons affected by the recorded plat amendment.

Notices were sent out to all first tier adjacent property owners and registered citizens in Council District 20. If the Committee determines that this is not sufficient notice, they shall determine the following:

- Who may be affected;
- Who should be given notice;
- The nature of the notice;
- The manner by which the opportunity to express objections or concerns will be accommodated.

This minor subdivision plat has received preliminary approvals from Transportation Planning, 911, MSD, and Jeffersontown Fire Department. Health Department approval is pending.

INTERESTED PARTY COMMENTS

Staff received comments from one interested party concerning this request. The president of the HOA expressed concerns that the request goes against the rules and bylaws for the neighborhood.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Record Plat Amendment**

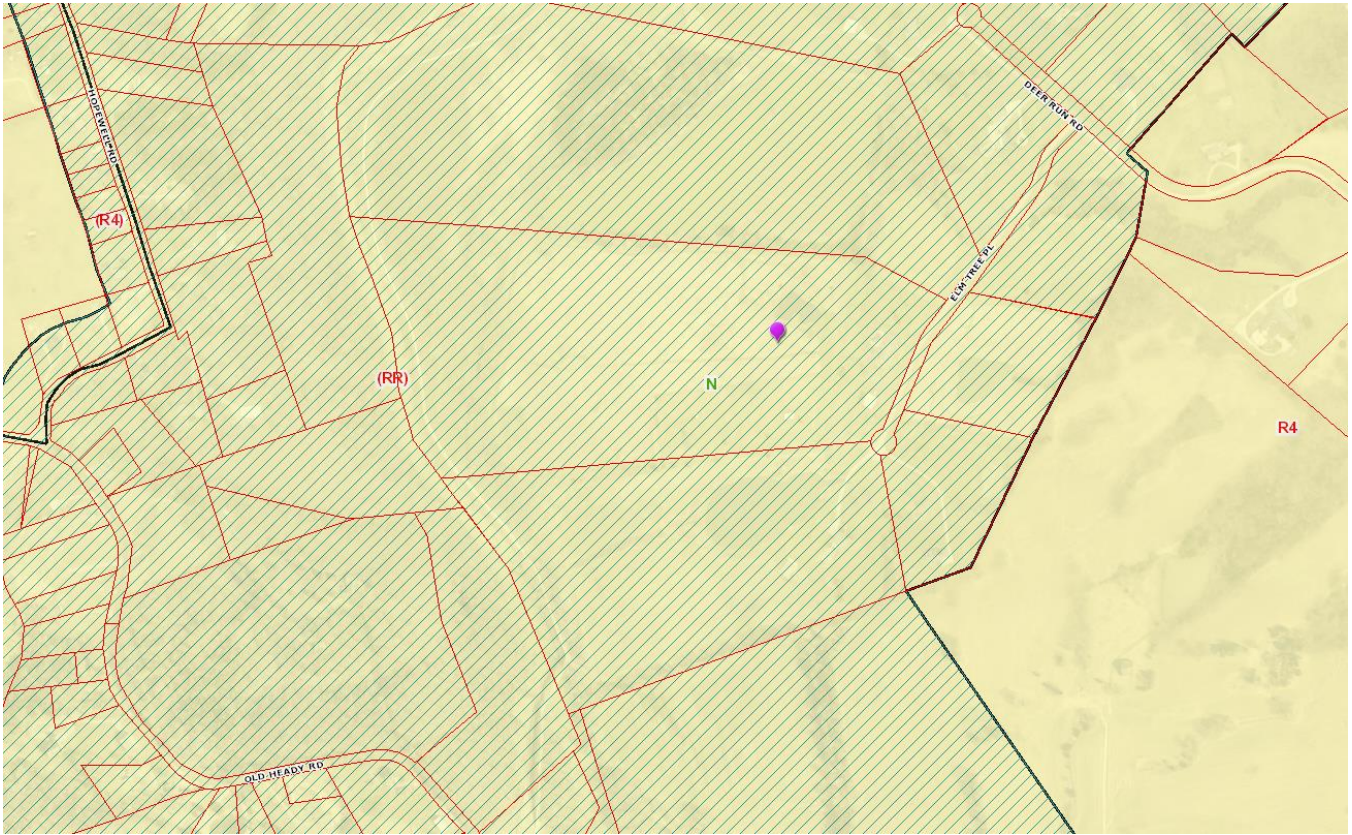
NOTIFICATION

Date	Purpose of Notice	Recipients
06/11/21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

