

Development Review Committee

Staff Report

August 4th, 2021



Case No:	21-WAIVER-0065
Project Name:	New Single Family Access to Collector level Road
Location:	10618 Mitchell Hill Road
Owner(s):	Curtis Wayne Jones
Applicant:	Curtis Wayne Jones
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Molly Clark, Planner 1

REQUEST(S)

- **Waiver** from section 7.8.60.B.4 of the Land Development Code to allow individual single-family driveway access to a collector level roadway.

CASE SUMMARY/BACKGROUND

The applicant is proposing to relocate a proposed driveway from a shared access off of Mitchell Hill Road to direct access off of Keys Ferry Road which is a collector level road. The lots were originally created under case number 18MINORPLAT1137 which granted the original shared access on Mitchell Hill Road.

STAFF FINDING

Staff finds that the proposal meets the guidelines of the Comprehensive Plan and is adequately justified.

TECHNICAL REVIEW

There are no outstanding issues with this request.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER FROM SECTION 7.8.60.B.4 OF THE LAND DEVELOPMENT CODE TO ALLOW INDIVIDUAL SINGLE-FAMILY DRIVEWAY ACCESS TO A COLLECTOR LEVEL ROADWAY.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as access will serve a single-family residence and traffic will not be significantly impacted.

- (b) The waiver will not violate specific guidelines of Cornerstone 2040; and

STAFF: Guideline 1, Policy 4 strives ensure new development and redevelopment are compatible with scale and site design of nearby existing development with the desired pattern of development within the Form district. The waiver will not violate specific guidelines of Cornerstone 2040 as the proposed subdivision will accommodate single-family residences and traffic will be the minimum necessary to serve them.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. The proposed driveway will have better visibility for the future residents.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land because the proposed driveway will allow more visibility for the future resident and will meet sight distance requirements.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Waiver from section 7.8.60.B.4 of the Land Development Code to allow individual single-family driveway access to a collector level roadway.

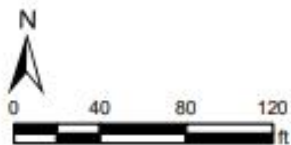
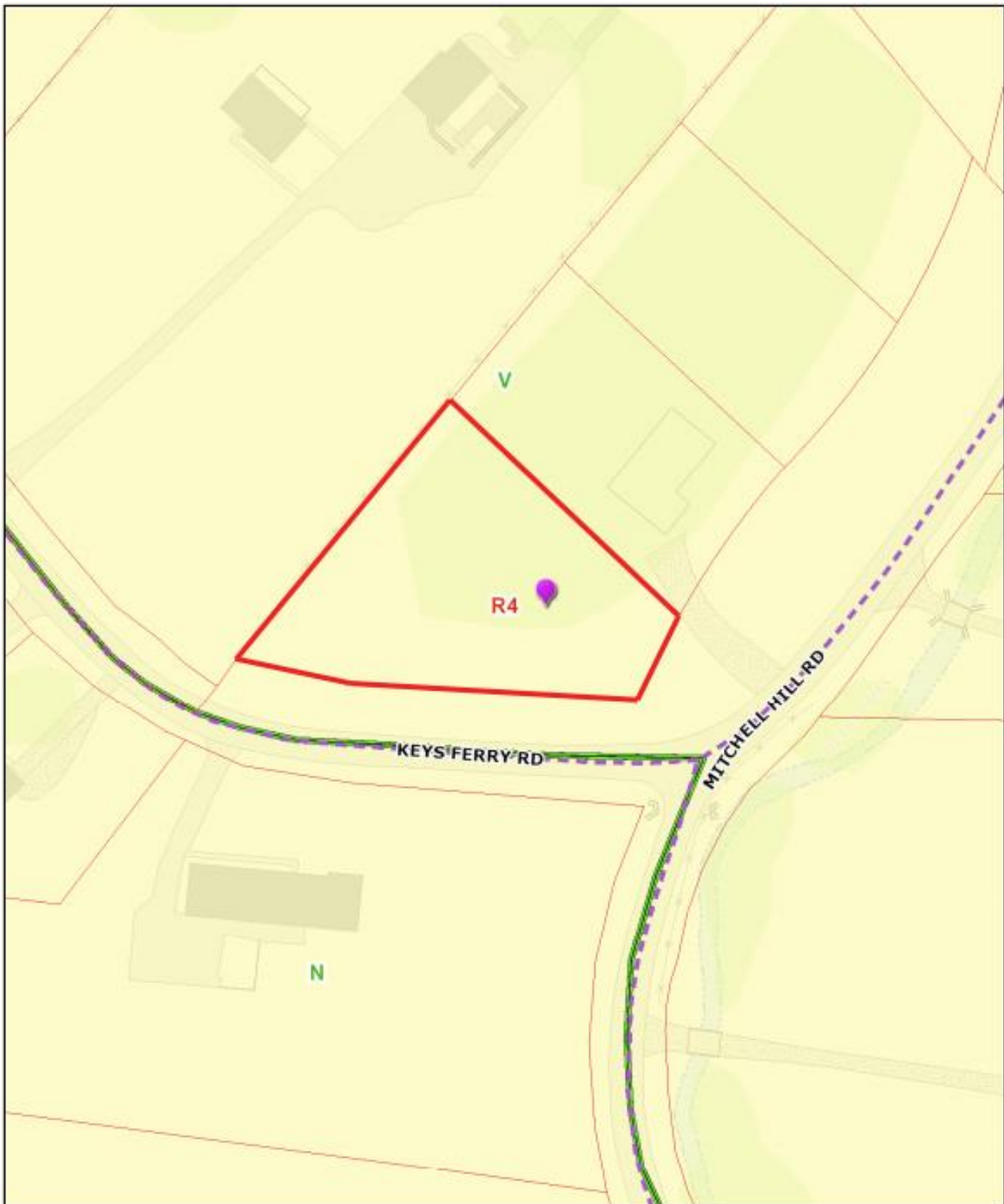
NOTIFICATION

Date	Purpose of Notice	Recipients
7/23/21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



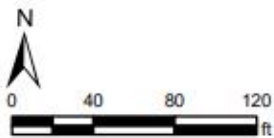
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2. Aerial Photograph



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