

# Development Review Committee

## Staff Report

August 14<sup>th</sup>, 2019



<b>Case No:</b>	19MINORPLAT1085
<b>Project Name:</b>	Minor Subdivision Plat
<b>Location:</b>	1833 Magazine Street
<b>Owner(s):</b>	Red Door Investments, LLC
<b>Applicant:</b>	Charles Podgursky, C.R.P. Associates, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – Barbara Sexton Smith
<b>Case Manager:</b>	Jay Lockett, AICP Planner I

### REQUEST(S)

- Creation of 2 substandard lots through a minor subdivision plat in the Traditional Neighborhood Form District.

### CASE SUMMARY/BACKGROUND

The applicant proposed to create two lots from one lot which is located in the Traditional Neighborhood Form District. The lots proposed are 27 feet wide and around 3,000 square feet which is under the required lot area of 4,500 square feet and slightly smaller than the required 35 minimum lot width for R6 zoning in the Traditional Neighborhood Form District. The proposed plat is in character with the neighborhood seeing as there are other lots in the area with similar widths and area.

### STAFF FINDING

The plat is in order. Proper notification of the minor subdivision plat was sent to affected parties in accordance with Land Development Code section 7.1.91.B.

### TECHNICAL REVIEW

Planning Commission staff is not authorized to approve plats that do not meet the minimum regulations per 7.8.12.G of the LDC. However, specific authorization is given to the Planning Commission in 7.1.85 of the LDC to approve subdivisions resulting in substandard lots in the Traditional Neighborhood Form District. This section of the LDC reads as follows:

“Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable requirements relating to area or width or size of yards.

Any request for approval of a subdivision under the provisions of this regulation shall, to the fullest extent practicable, show the lots resulting from said subdivision to be uniform in terms of those features which do not conform to the zoning and form district regulations applicable to the property. A subdivision of property in accordance with the terms of this provision shall not affect the preexisting nonconforming use status pertaining to the property. As a condition of approval, the Planning Commission may require restrictions to be placed on the subdivision plat.”

**INTERESTED PARTY COMMENTS**

Staff has received no comments from interested parties concerning this request.

**REQUIRED ACTIONS:**

- **APPROVED** or **DENY** the **Minor Subdivision**.

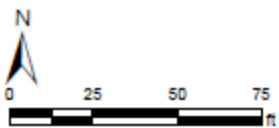
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8-2-2019	Hearing before Development Review Committee	1 <sup>st</sup> tier adjoining property owners

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



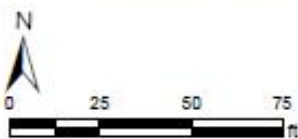
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2. Aerial Photograph



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