

Development Review Committee

Staff Report

October 18, 2017



Case No:	17MINORPLAT1098
Project Name:	6612 Mount Washington Road
Location:	6612 Mount Washington Road
Owner(s):	Richard & Kathryn Matheny
Applicant:	Richard Matheny, Cardinal Surveying
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Aubrey Welch & 23 – James Peden
Case Manager:	Brian Mabry, Planning & Design Supervisor

REQUEST(S)

- **WAIVER** of Land Development Code (LDC) section 7.8.60.B.4 to allow individual single-family driveway access to a collector level roadway.

CASE SUMMARY/BACKGROUND

The applicant proposes to create three lots from two on Mt. Washington Road in between Washington Green Road and Penn Trace Drive in south central Louisville Metro (approximately 1.5 miles east of Preston Highway). The subject properties are surrounded by medium density single-family homes. The subject property is located on the south side of Mt. Washington Road having about 490 feet of frontage on this primary collector roadway. The two existing lots (Tracts 1 and 3 on the proposed plat) each have a single-family residence, a detached garage, and a shed. There is a pond and a creek (Pennsylvania Run) on Tract 3. Pennsylvania Run would traverse the rear of proposed Tract 2. The current parcels are a combined 39.014 acres and are proposed to be subdivided into parcels that range from 5.154 to 27.616 acres.

STAFF FINDING

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- Aside from the requested waiver, the request complies with all zoning and subdivision regulations.

Based upon the information in the staff report, the testimony, and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards for approving a waiver of Section 7.8.60.B.4 established in the LDC.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, the Health Department, Kentucky Transportation Cabinet, MetroSafe, and the Okolona Fire Department.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (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 single-family residences and traffic will be the minimum necessary to serve them.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 3, Policy A.6 strives to mitigate adverse impacts of traffic from proposed development on nearby existing communities. The waiver will not violate specific guidelines of Cornerstone 2020 as the proposed subdivision will accommodate single-family residences and traffic will be the minimum necessary to serve them. The communities abutting Mt. Washington Road are currently medium-density.

- (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 as the two existing properties serve single-family residences and the third will be used for low-density residential development.

- (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. There would not be unnecessary hardship, but KTC and Transportation Planning have preliminarily approved the proposed additional single-family access on this primary collector roadway. LDC section 7.8.60.B.4 prohibits Planning Commission staff from approving the minor subdivision, unless a waiver is granted.

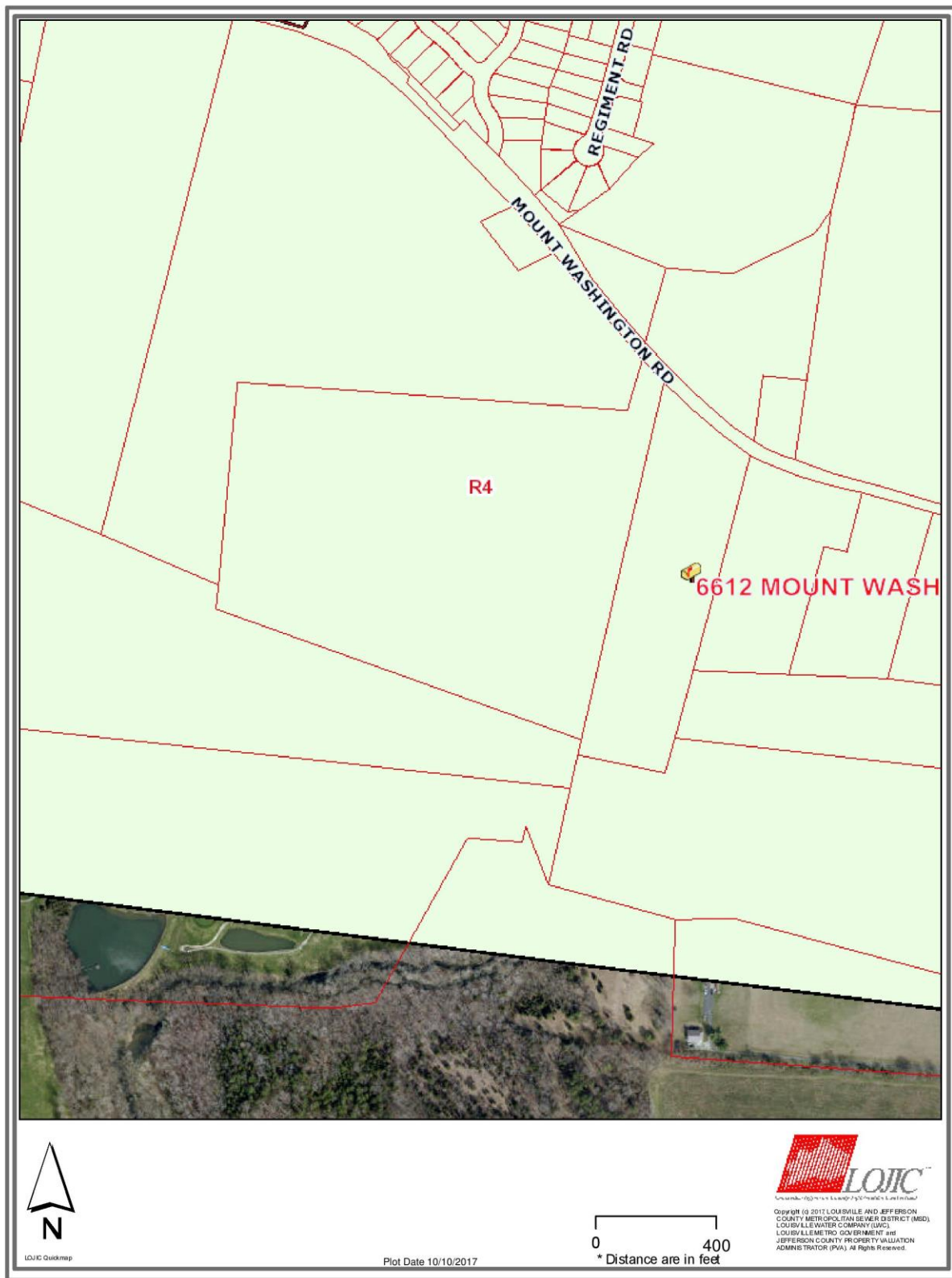
NOTIFICATION

Date	Purpose of Notice	Recipients
10/4/17	Hearing before Development Review Committee	1 st tier adjoining property owners Registered Neighborhood Groups in Council Districts 13 & 23

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Plat

1. Zoning Map



2. Aerial Photograph



3. Proposed Plat

