

Development Review Committee

Staff Report

November 17, 2021



Case No:	21-MPLAT-0169
Project Name:	Minor Subdivision Plat
Location:	3018 Saint Dennis Avenue
Owner(s):	Mark Kirchner
Applicant:	Charles Podgursky
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Julia Williams

REQUEST(S)

- Record Plat Amendment to create two lots from one within the Ed and J.W. Hartlage Farm Subdivision in Plat Book 08, Page 41.

CASE SUMMARY/BACKGROUND

The applicant is proposing to create two lots from one lot. It is zoned R-5 within the Neighborhood Form District. The proposed lots meet the required minimum lot width for R-5 zoning (50 feet) and minimum lot area (6,000 sq ft).

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 1. 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, MSD and Louisville Fire Department.

INTERESTED PARTY COMMENTS

None

REQUIRED ACTIONS:

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

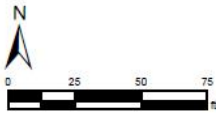
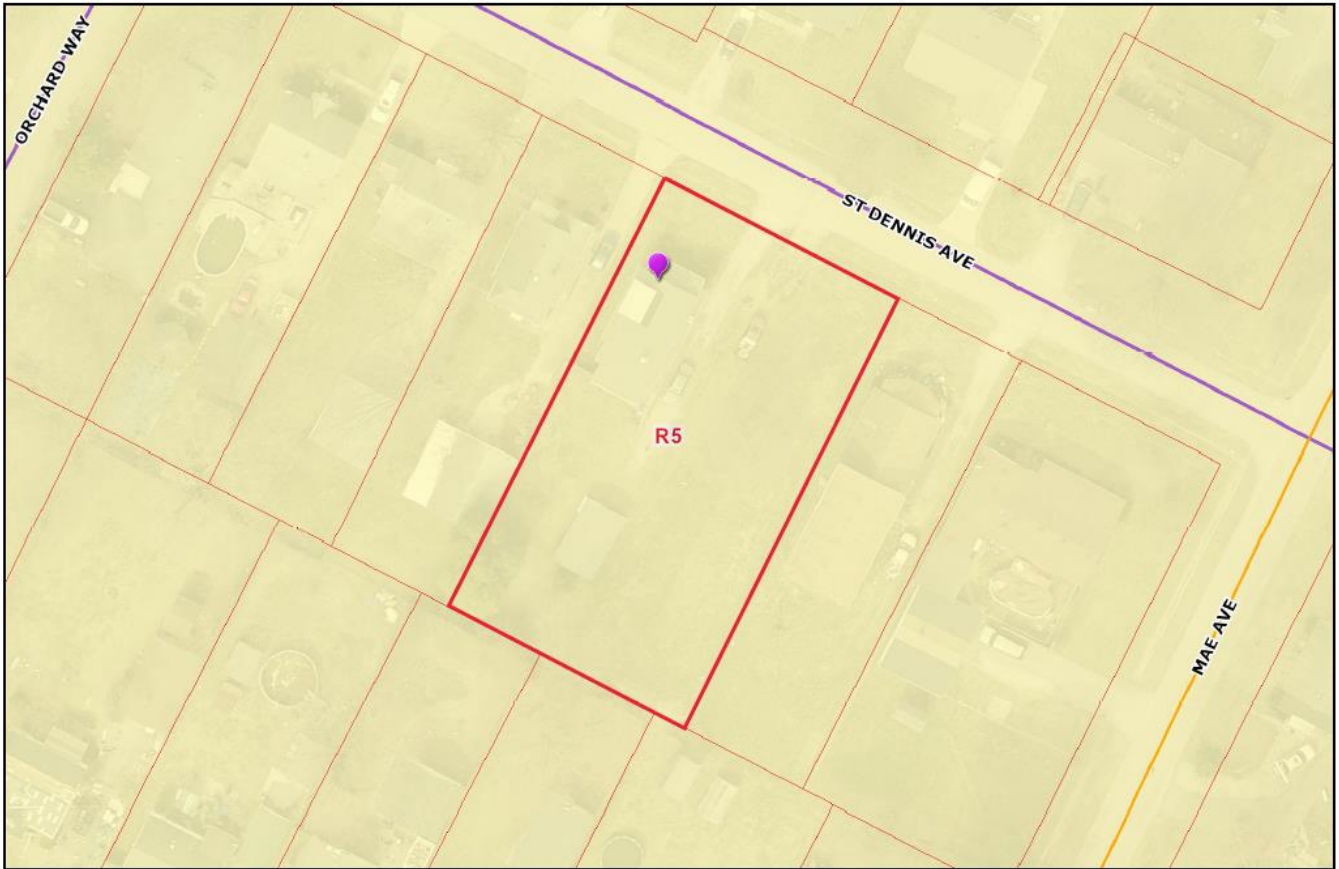
NOTIFICATION

Date	Purpose of Notice	Recipients
11/5/21	Hearing before DRC 11/17/21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 1.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



3018 St Dennis Ave

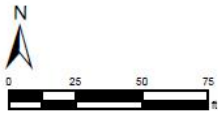
Thursday, November 4, 2021 | 11:41:24 AM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification.

3. Aerial Photograph



3018 St Dennis Ave

Thursday, November 4, 2021 | 11:40:46 AM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification.