

# Land Development & Transportation Committee

## Staff Report

February 9, 2017



<b>Case No:</b>	16MINORPLAT1174
<b>Project Name:</b>	Revision of Lot 1 of Riedlonn Subdivision
<b>Location:</b>	2801 Riedling Drive
<b>Owner(s):</b>	Homebuyers Realty, LLC
<b>Applicant:</b>	Ali Kassai
<b>Representative(s):</b>	Charles Podgursky
<b>Project Area/Size:</b>	.4983 acres
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	9 – Bill Hollander
<b>Case Manager:</b>	Zach Schwager, Associate Planner

### REQUEST

- Amendment to Record Plat

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create two lots from one in the Riedlonn Subdivision. This subdivision was recorded in 1946 and consists of medium density single family homes. The lot is located on the north-east corner of the intersection of Riedling Drive and N. Birchwood Avenue, having frontage on both local-class roads. The lot is currently accessed through a private drive from Birchwood Avenue. The two new lots will have separate access points. Lot 1-A will have access from the existing drive on Birchwood Avenue, which will terminate at the common property line of the parcel to the east (2803 Riedling Drive). Lot 1-B will have access from a new driveway on the east side of the property from Riedling Drive.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Single Family Residential	R-5	Neighborhood
<b>Proposed</b>	Single Family Residential	R-5	Neighborhood
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential	R-5	Neighborhood
<b>South</b>	Single Family Residential	R-5	Neighborhood
<b>East</b>	Single Family Residential	R-5	Neighborhood
<b>West</b>	Multi-Family Residential	R-7	Neighborhood

### PREVIOUS CASES ON SITE

Plat Book 9 Page 12: Riedlonn Subdivision, recorded 6/7/1946.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code (LDC)

### 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.

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

The request complies with all zoning and subdivision regulations.

### STAFF CONCLUSIONS

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- 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 Land Development & Transportation Committee must determine if the proposal meets the standards established in the LDC for amending the recorded plat.

### Required Actions

- **APPROVE** or **DENY** the record plat amendment

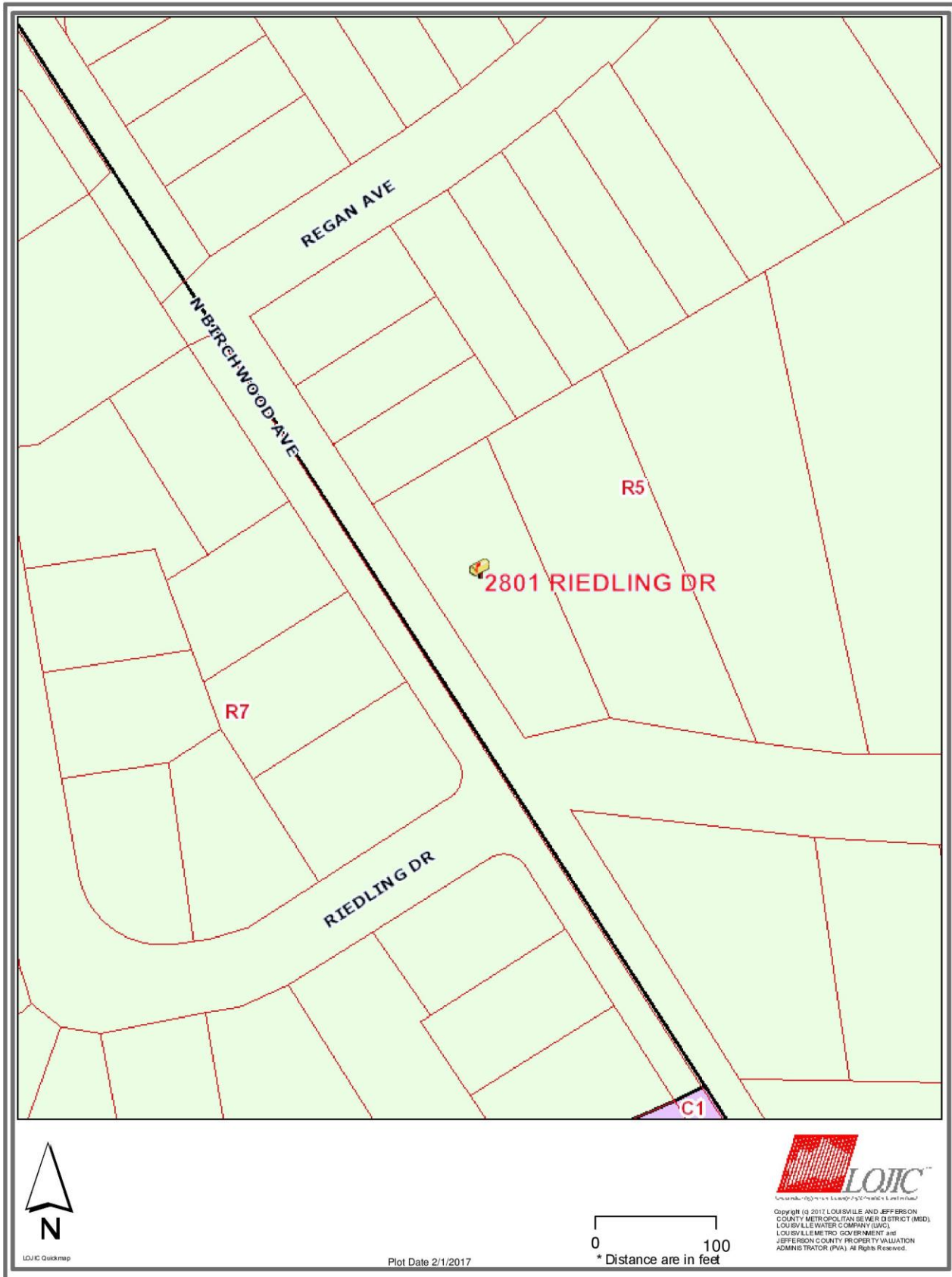
### NOTIFICATION

Date	Purpose of Notice	Recipients
1/27/2017	LD&T Public Meeting	1 <sup>st</sup> tier adjoining property owners

### ATTACHMENTS

1. Zoning Map
2. Aerial
3. Proposed Plat

1. Zoning Map



2. Aerial



3. **Proposed Plat**

**CERTIFICATE OF APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

INVALID IF NOT RECORDED BEFORE THIS DATE: \_\_\_\_\_

BY: PLANNING COMMISSION

APPROVAL SUBJECT TO ATTACHED CERTIFICATES.

SPECIAL REQUIREMENT(S): \_\_\_\_\_

DOCKET NUMBER: \_\_\_\_\_

**LEGEND**

- DENOTES SET 1/2" REBAR 18" LONG WITH YELLOW CAP MARKED "CRP 2600"
- R/W RIGHT-OF-WAY
- EOP EDGE OF PAVEMENT/CURB
- CL CENTERLINE OF PAVEMENT
- EX. EXISTING
- FND FOUND
- MEAS MEASURED

**NOTES**

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. THE EXISTING ASPHALT DRIVEWAY WILL BE UNDISTURBED.
4. THIS SITE LIES WITHIN THE KARST TERRAIN AREA. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 4 SECTION 9 OF THE LAND DEVELOPMENT CODE.
5. THIS PLAT AMENDS PLAT BOOK 9, PAGE 12 WHICH IS THE RIEDLONN SUBDIVISION.
6. EXISTING DRIVEWAY ACCESSING LOT 4, (T.B. 88E, LOT 4) SHALL BE RE-ROUTED TO RIEDLING DRIVE. THE EXISTING DRIVEWAY WILL BE SHORTEN AT THE COMMON PROPERTY LINE FOR ACCESS TO N. BIRCHWOOD AVENUE FOR NEW LOT #1-A.

**FLOOD NOTE**

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0027E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

**REFERENCE MERIDIAN**

THE BASIS OF BEARING FOR THIS PLAT ARE PER THE REVISED PLAN OF LOTS 12 TO 21 OF THE REIDLONN SUBDIVISION, P.B. 9, PG. 12 RECORDED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1:28,600. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN CLASS SURVEY, PER 201 KAR 18:150.

*R.L. Rosenbaum* 1-9-17  
 R.L. ROSENBAUM, KY. PLS #2600 Date

**STATE OF KENTUCKY**  
 R.L. ROSENBAUM, JR.  
 2600  
 LICENSED PROFESSIONAL LAND SURVEYOR

**MINOR SUBDIVISION PLAT**

THE PURPOSE OF THIS PLAT SUBDIVIDE THE PARENT LOT INTO (2) LOTS

OWNER: HOMEBUYERS REALTY, LLC  
 1511 THACKARY DRIVE  
 LOUISVILLE, KY 40205  
 SITE ADDRESS: 2801 RIEDLING DRIVE  
 LOUISVILLE, KY 40206-1412  
 T.B. 088E, LOT 0003  
 D.B. 10776, PG. 346  
 ZONED R-5, NEIGHBORHOOD FORM DISTRICT (N)

JANUARY 9, 2017 Scale: 1" = 50'  
 50 25 0 50

C. R. P. & ASSOCIATES, INC.  
 7321 New LaGrange Road, Suite 111  
 Louisville, KY. 40222  
 (502)423-8747

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