

Development Review Committee

Staff Report

March 16, 2022



Case No:	21-MPLAT-0194
Project Name:	Minor Subdivision Plat
Location:	14815 Dixie Hwy
Owner(s):	Walter E & Diana Davis Living Trust
Applicant:	Tim Gehlhausen
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Julia Williams

REQUEST(S)

- Record Plat Amendment to create two lots from one within the E.V. Thompson Subdivision of the H-1 Craycraft Farm in Plat Book 1, Page 178.

CASE SUMMARY/BACKGROUND

The applicant is proposing to create two lots from one lot. It is zoned R-4 within the Neighborhood Form District. The proposed lots meet the required minimum lot width for R-4 zoning (60ft) and minimum lot area (9,000 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 14. 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**

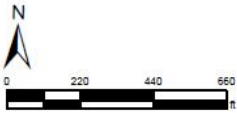
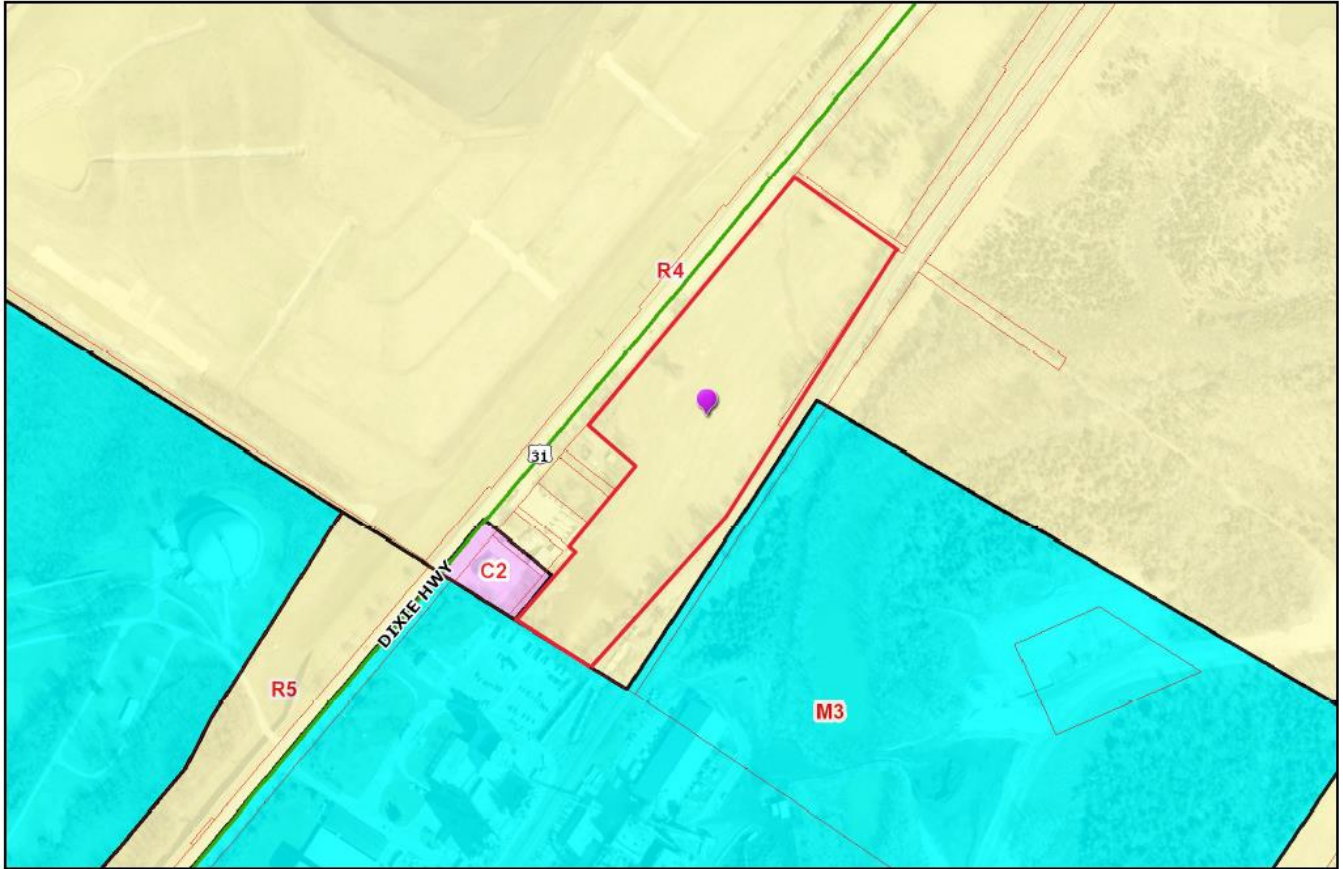
NOTIFICATION

Date	Purpose of Notice	Recipients
3/4/22	Hearing before DRC 3/16/22	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 14.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



14815 Dixie Hwy

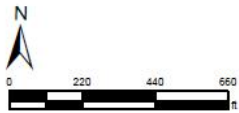
Wednesday, March 9, 2022 | 11:43:30 AM



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3. Aerial Photograph



14815 Dixie Hwy

Wednesday, March 9, 2022 | 11:42:40 AM



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