

# Development Review Committee

## Staff Report

November 18, 2015



<b>Case No:</b>	15MINORPLAT1077
<b>Project Name:</b>	Farmgate, Section 1
<b>Location:</b>	7502 H Farmhouse Lane
<b>Owners/Applicants:</b>	CFA Sunnyview, LLC
<b>Representative:</b>	BlueStone Engineers, PLLC – Chris Crumpton.
<b>Project Area/Size:</b>	1.686
<b>Existing Zoning District:</b>	R-4, Single Family Residential
<b>Existing Form District:</b>	N, Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	23 – James Peden
<b>Case Manager:</b>	Joel P. Dock, Planner I

### REQUEST

- Amendment To Record Plat

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create three lots from one lot, simultaneously converting a sewage treatment plant site to a residential development site. The subject site is located on the North side of Beulah Church Road in the Farmgate, Section 1 Subdivision (PB 4, PG 23). Each new lot created will be served by a 30' private access easement named Carroll Fulton Court. No individual single-family direct access will be allowed to Beulah Church Road and vehicular access to Farmhouse Lane is prohibited per note #3 on the plat.

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

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Single Family Residential Lot	R-4	N
<b>Proposed</b>	Single Family Residential Lot	R-4	N
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-4	N
<b>South</b>	Vacant	R-4	N
<b>East</b>	Vacant/Park Area	R-4	N
<b>West</b>	Single Family Residential	R-4	N

### PREVIOUS CASES ON SITE

Plat Book 4 Page 23:

Farmgate, Section 1 Subdivision.

## INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

## 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 record plat amendment.

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, E-911, and the Highview Fire Department.

An administrative waiver in accordance with LDC 6.2.7.B has been granted to allow the width of the private access easement to be less than the required 50' for an easement serving 3-5 lots and be 30' as shown on the plat. No individual single-family direct access will be allowed to Beulah Church Road and vehicular access to Farmhouse Lane is prohibited per note #3 on the plat. The request complies with all other zoning and subdivision regulations.

## STAFF CONCLUSIONS

### Record Plat Amendment

- The proposed plat has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, E-911, and the Highview Fire Department.
- The request complies with all zoning and subdivision regulations, except those waived in accordance with LDC 6.2.7.B noted in the Technical Review.
- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.

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 established in the LDC for amending the recorded plat.

### Required Actions

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

## NOTIFICATION

Date	Purpose of Notice	Recipients
11/5/15	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered neighborhood groups

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



