

Development Review Committee

Staff Report

May 11, 2021



Case No:	21-MPLAT-0154
Project Name:	Minor Subdivision Plat
Location:	1727 Youngland Avenue
Owner(s):	ARJ Mechanical LLC
Applicant:	Charles Podgursky
Jurisdiction:	Louisville Metro
Council District:	3 – Keisha Dorsey
Case Manager:	Julia Williams

REQUEST(S)

- Record Plat Amendment to shift property lines within the Korfhage Gardens Subdivision in Plat Book 10, Page 19.

CASE SUMMARY/BACKGROUND

The applicant is proposing to create two lots from 1 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 3. 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**

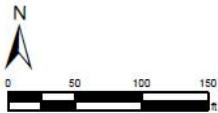
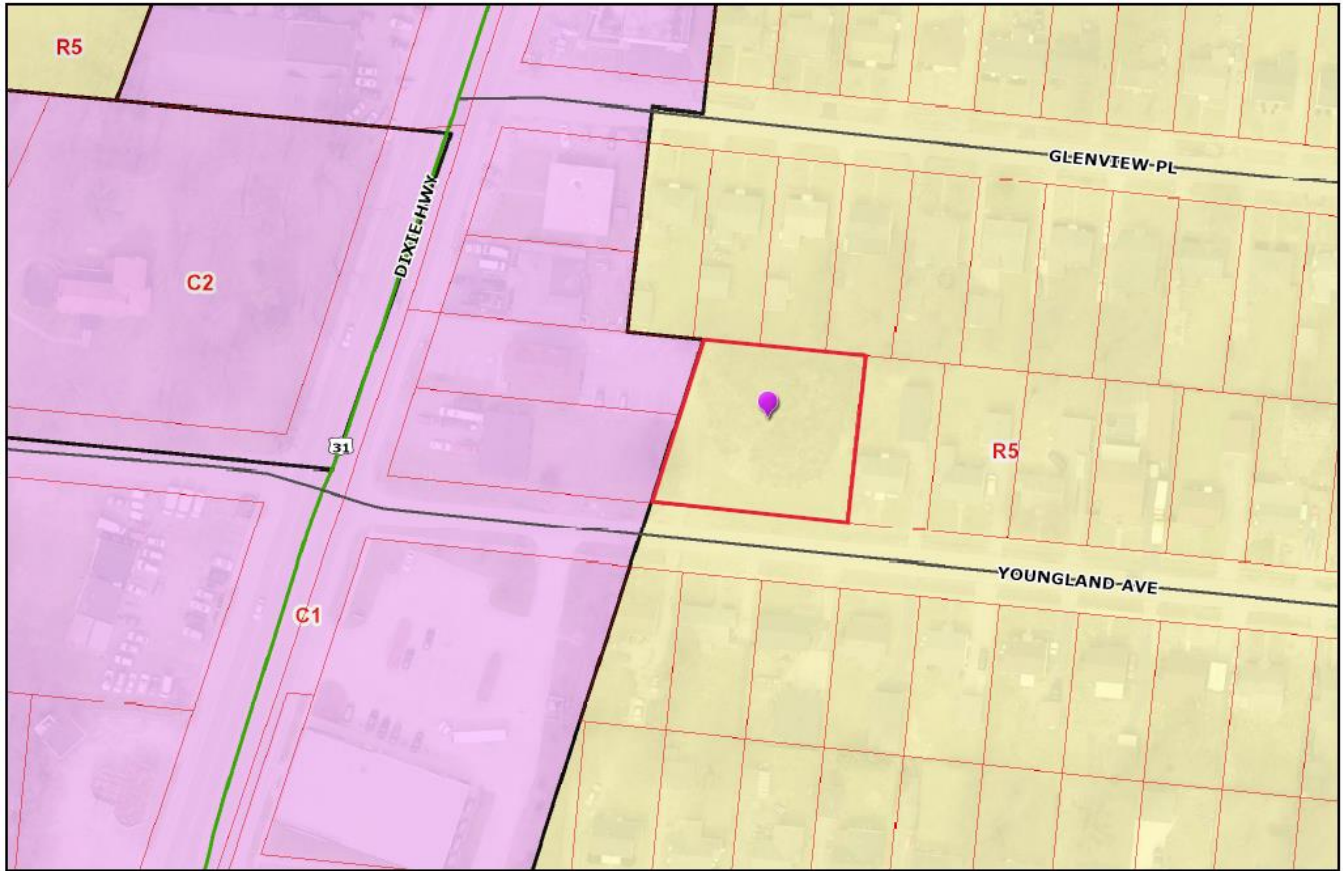
NOTIFICATION

Date	Purpose of Notice	Recipients
10/5/21	Hearing before DRC 10/20/21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 3.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



1727 Youngland Ave

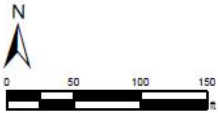
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3. Aerial Photograph



1727 Youngland Ave

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