

Development Review Committee

Staff Report

July 1, 2015



Case No:	15MINORPLAT1060
Project Name:	7500 Cedar Hollow Drive
Location:	7504 H, 7506, & 7506 H Cedar Hollow Dr.
Owners/Applicants:	CFA Sunnyview, LLC
Representative:	BlueStone Engineers, PLLC
Project Area/Size:	2 acres
Existing Zoning District:	R-4, Single Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Brian Davis, AICP, Planning Supervisor

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create three tracts from one tract on a site previously recorded as "Treatment Plant Site" on PB 23, PG 75 (Cedar Creek Subdivision, section 2B).

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single Family Residential Lot	R-4	N
Proposed	Single Family Residential Lot	R-4	N
Surrounding Properties			
North	Single Family Residential	R-4	N
South	Single Family Residential	R-4	N
East	Single Family Residential	R-4	N
West	Single Family Residential	R-4	N

PREVIOUS CASES ON SITE

PB 23 PG 75: Cedar Creek Subdivision, section 2B recorded 1966.

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, and the Highview Fire Department.

The request complies with all zoning and subdivision regulations.

STAFF CONCLUSIONS

Record Plat Amendment

- The proposed plat has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, and the Highview Fire Department.
- The request complies with all zoning and subdivision regulations.
- 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
6/18/15	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

2. Aerial Photograph

