

**Development Review Committee**  
**Staff Report**  
July 19<sup>th</sup>, 2017



<b>Case No:</b>	17MINORPLAT1056
<b>Project Name:</b>	Westport Road Plaza
<b>Location:</b>	9407 & 9451 Westport Road
<b>Owner(s):</b>	Goose Creek Properties
<b>Applicant:</b>	Chris Brown, BTM Engineering
<b>Jurisdiction:</b>	Louisville
<b>Council District:</b>	17, Glen Stuckel
<b>Case Manager:</b>	Jay Lockett, Planner I

**REQUEST(S)**

Amendment to Record Plat: Westport Subdivision Section 1, Plat Book 31, Page 74.

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to create a new lot within an existing subdivision, Westport Subdivision Section 1, recorded in Plat Book 31, Page 74; and the property is subject to the binding elements of Planning Commission docket number 09-084-87. The minor plat would subdivide a structure from the principle tract. A Reciprocal Easement Agreement shall remain on the subject properties for parking and access purposes; the agreement is recorded in Deed Book 8492, Page 778.

**STAFF FINDINGS**

The proposed plat has received preliminary approvals from Construction Review, Transportation Planning, and the Metropolitan Sewer District. The request by the applicant to create 2 tracts from 1 complies with zoning and subdivision regulations. The 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 in Plat Book 31 Page 74 and the conditions of approval for Planning Commission docket number 10-52-05.

**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.

**INTERESTED PARTY COMMENTS**

Staff has not received any formal comments in regards to the plat.

**NOTIFICATION**

Date	Purpose of Notice	Recipients
7/5/17	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 17

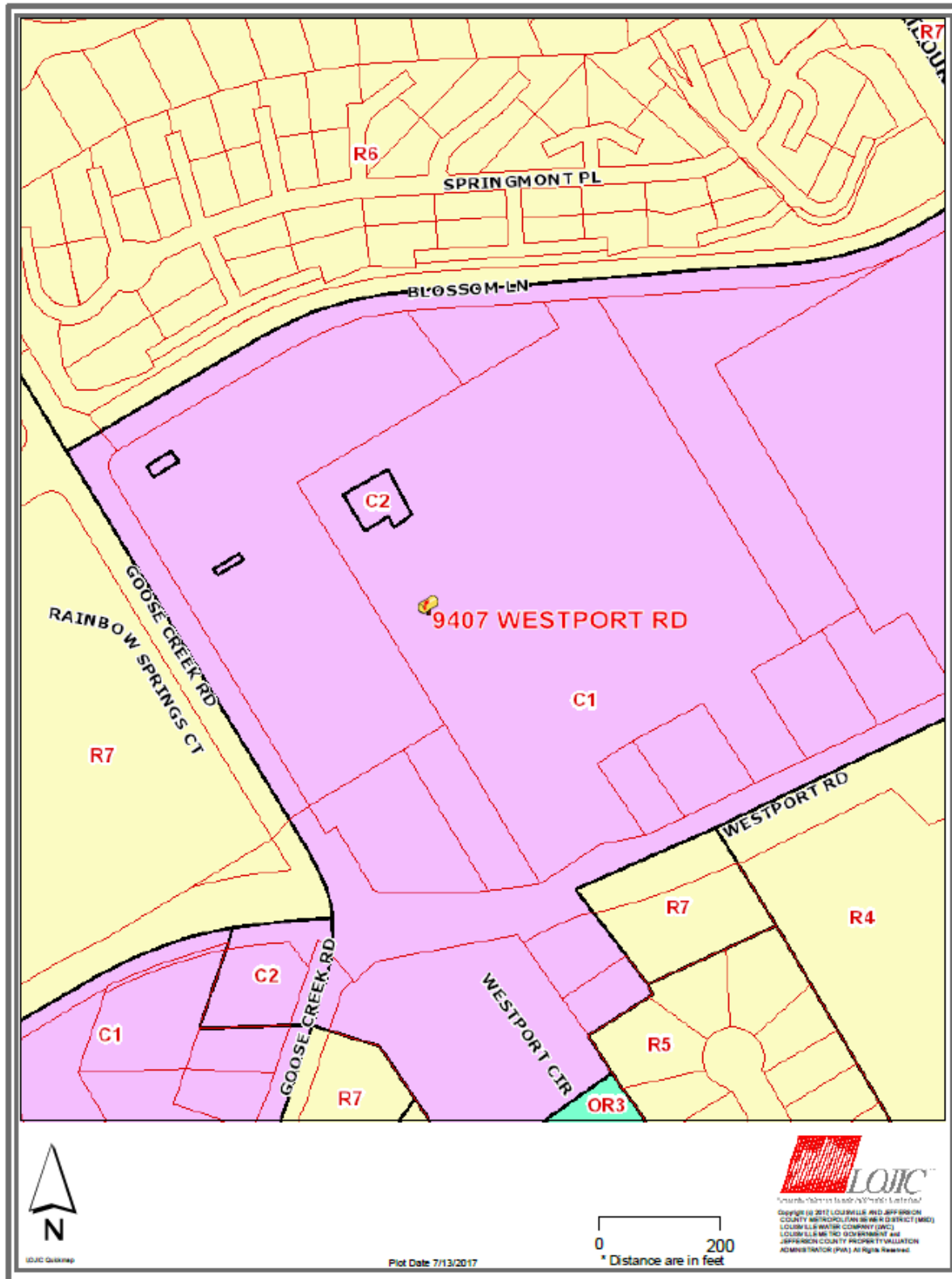
**REQUIRED ACTIONS**

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

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing and/or Proposed Binding Elements/Conditions of Approval

1. Zoning Map



2. Aerial Photograph



3. Existing and/or Proposed Binding Elements/Conditions of Approval

PLANNING COMMISSION MINUTES

DECEMBER 3, 1987

DOCKET NO. 9-84-87 (continued)

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby recommend to the Jefferson County Fiscal Court that the change in zoning from C-1 Commercial to C-2 Commercial on the following described property be APPROVED.

BEGINNING at a point that is south 82 degrees 42 minutes 24 seconds west 84.16 feet, south 34 degrees 16 minutes east 48.76 feet, south 55 degrees 44 minutes west 449.86 feet and south 34 degrees 16 minutes east, 50 feet from the intersection of the south line of Blossom Lane with the east line of lot 1-A, as shown on the plat of Westport Subdivision, Section 1, of record in Plat and Subdivision Book 31, Page 74 in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the face of an existing building and its extension, south 34 degrees 16 minutes east 71 feet; thence north 55 degrees 44 minutes east 50 feet; thence south 34 degrees 16 minutes east 17.5 feet; thence north 55 degrees 44 minutes east 40 feet; thence north 34 degrees 16 minutes Direction west 88.5 feet; thence south 55 degrees 44 minutes west 90 feet to the point of beginning and containing 7,090 square feet.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-84-87 subject to the following binding elements:

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The development shall not exceed 7,100 square feet of gross floor area, there shall be no C-2 uses in the outdoor area, except outdoor seating and horseshoe pit.
3. Before a certificate of occupancy is requested:
  - a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
  - b) The size of the existing attached sign will be submitted to the Planning Commission.
4. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.
6. The above binding elements may be amended as provided for in the Zoning District Regulations.