

Land Development and Transportation Committee Staff Report

June 25, 2020



Case No:	20-MPLAT-0058
Project Name:	Minor Plat for Martin Koester
Location:	14811 Rehl Road
Owner(s):	Daryl and Lisa Elser
Applicant:	Richard and Kathy Matheny, Cardinal
Surveying Jurisdiction:	Louisville
Council District:	20 – Stuart Benson
Case Manager:	Molly Clark, Associate Planner

REQUEST

- **WAIVER** of Land Development Code (LDC) section 7.8.60.B.4 to allow individual single-family driveway access to a collector level roadway.

CASE SUMMARY/BACKGROUND

The applicant proposes to create two lots from one on a corner lot located at Rehl and South English Station Road. The subject properties are surrounded by low density R4 and R-R single-family homes. The proposed lot will have approximately 375 feet of frontage on South English Station Road which is a primary collector roadway. The one existing lot currently has a single-family residence, a detached garage and existing access to Rehl Road. The current parcels combined are 19.66 acres and are proposed to be subdivided into parcels of 12.20 acres and 7.46 acres. A portion of the proposed lots are in the Floyds Fork Overlay.

STAFF FINDING

- Aside from the requested waiver, the request complies with all zoning and subdivision regulations.
- 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 for approving a waiver of Section 7.8.60.B.4 as established in the LDC.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, MetroSafe, and the Anchorage Middlerown Fire Department.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 7.8.60.B.4 TO ALLOW ACCESS TO SINGLE-FAMILY LOTS FROM PRIMARY COLLECTOR LEVEL ROADWAYS.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as access will serve single-family residences and traffic will be the minimum necessary to serve them.

- (b) The waiver will not violate specific guidelines of Cornerstone 2040; and

STAFF: Guideline 1, Policy 4 strives ensure new development and redevelopment are compatible with scale and site design of nearby existing development with the desired pattern of development within the Form district. The waiver will not violate specific guidelines of Cornerstone 2040 as the proposed subdivision will accommodate single-family residences and traffic will be the minimum necessary to serve them. The communities abutting S English Station and Rehl Road are currently low-density single family zoning.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. The new proposed lot would be difficult to connect to the existing driveway on the other proposed tract since the house is almost directly behind it.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land because Transportation Planning has preliminarily approved the proposed additional single-family access on this primary collector level roadway. The lots resulting from the subdivision conform to the zoning and form district regulations applicable to the property.

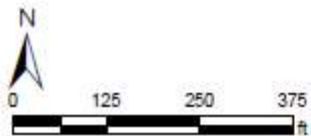
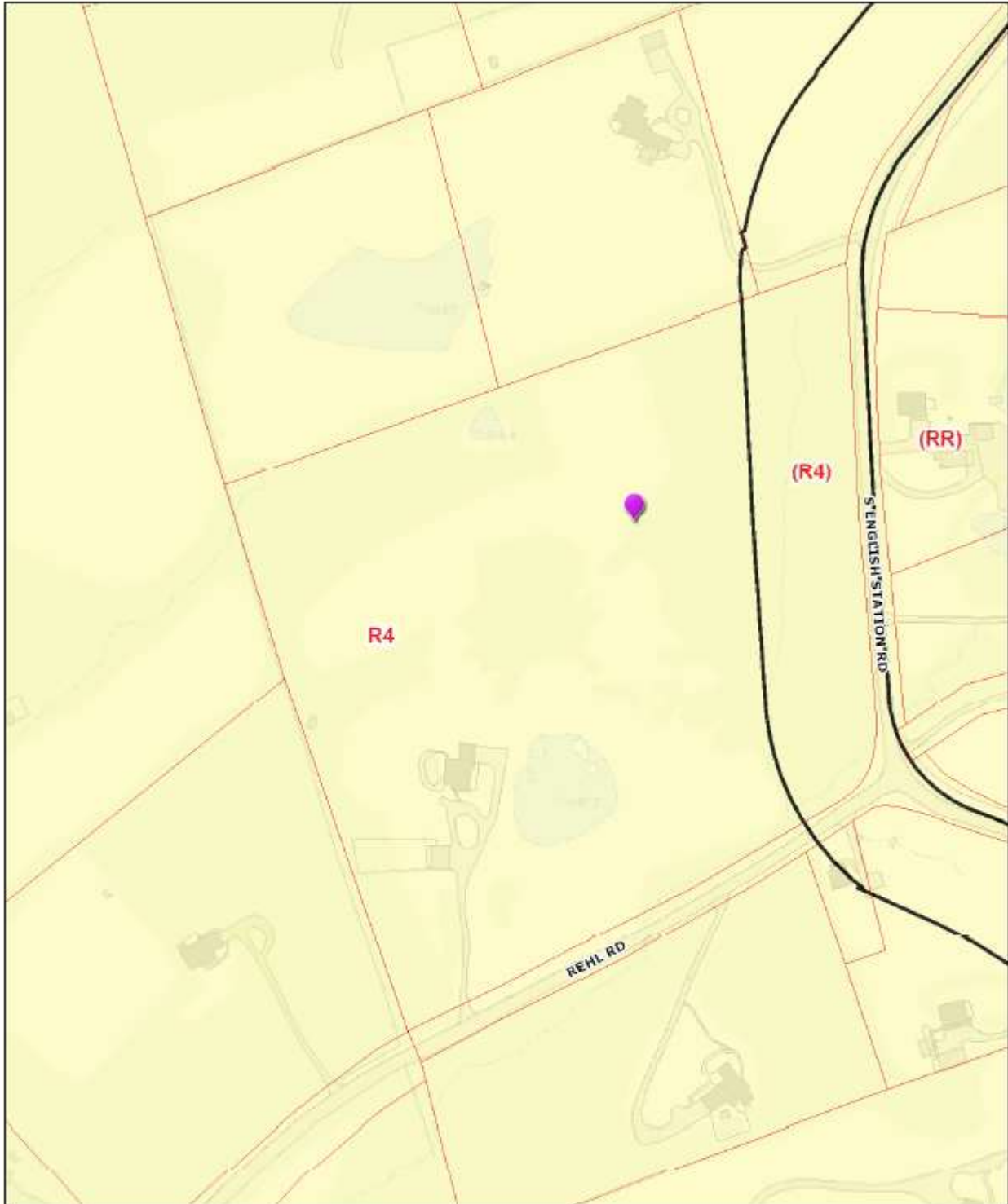
NOTIFICATION

Date	Purpose of Notice	Recipients
6/11/20	Hearing before Development Review Committee	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



Tuesday, June 16, 2020 | 7:43:26 PM



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2. Aerial Photograph



Tuesday, June 16, 2020 | 7:41:33 PM



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