

Development Review Committee

Staff Report

August 18, 2021



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| Case No: | 21-MPLAT-0057 |
| Project Name: | Minor Subdivision Plat |
| Location: | 3003 Twin Creek Dr. |
| Owner(s): | Daryl C Williams |
| Applicant: | Daryl C Williams |
| Jurisdiction: | Louisville Metro |
| Council District: | 17- Markus Winkler |
| Case Manager: | Heather Pollock, Planner I |

REQUEST(S)

- Record Plat Amendment to create 2 lots from 1 in the Brookview Estates Subdivision in Plat Book 54, Page 39 and Old Henry Place Subdivision in Plat Book 54, Page 26.

CASE SUMMARY/BACKGROUND

The applicant is requesting to create two lots, 0.282 acres and 0.278 acres. This vacant property is plan certain, rezoned to R5A under 09-026-05 and it is in the Neighborhood Form District. The two lots are compliant with density and dimensional requirements.

Related Cases

- Docket 09-026-05/ 10-024-06: Joint Rezoning and Preliminary Subdivision from R-4 to R-5A for a proposed condominium development.
- Plat Book 54, Page 26: Old Henry Place Subdivision, recorded 11/05/12
- Case 18533: Preliminary Subdivision and Revised District Development Plan for Brookview Estates, with variance and waivers for a single family subdivision.
- Case 18531: Minor Plat for consolidation of 3514 Hedgewick Place and Twin Creek properties
- Plat Book 54, Page 73: Brookview Estates Subdivision, recorded 08/15/13
- 14MINORPLAT1156: Creating 5 lots from 1, separating Hedgewick Place and Twin Creek Properties.
- 16MINORPLAT1175: Lot line shift for subject parcel.
- 17MINORPLAT1055: Lot line shift for subject parcel.

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 20. 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, 911, MSD, and Anchorage Middletown Fire Department.

INTERESTED PARTY COMMENTS

Staff received a request for information about this case and the public hearing from two interested parties.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Record Plat Amendment**

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|--------------------|---|
| 07/29/21 | Hearing before DRC | 1 st tier adjoining property owners |
| 08/09/21 | Amended Notice | Registered Neighborhood Groups in Council District 17 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



1. Aerial Photograph

