

# Land Development and Transportation Committee Staff Report

November 29, 2018



<b>Case No:</b>	18DEVPLAN1191
<b>Project Name:</b>	Altawood PD Review
<b>Location:</b>	4109 Altawood Ct
<b>Owner(s):</b>	Rick Just
<b>Applicant:</b>	Rick Just
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	17 – Glen Stuckel
<b>Case Manager:</b>	Jay Lockett, Planner I

## REQUEST(S)

- **Waiver** of Land Development Code section 5.8.1.B to not provide sidewalks in the Altawood Ct right-of-way.
- **Detailed District Development Plan**

## CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a new single-family home on approximately 1 acre within the Altawood Planned Development District. The site is located within the historic Altawood subdivision, in northeastern Jefferson County near the Oldham County line.

## STAFF FINDING

The requests are adequately justified and meet the standards of review.

## TECHNICAL REVIEW

The Board of Zoning Adjustment granted a variance on 11-5-18 to allow the proposed home to encroach into the required front yard setback.

## INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

## STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

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

STAFF: The waiver will not adversely affect adjacent property owners, as there are no sidewalks within the Altawood PD, and the area is largely built out. The street is a narrow historic lane, and is separated from La Grange Rd by a railroad crossing.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The Altawood PD area is a historic subdivision that was built without sidewalks, and the waiver will allow the home to be built consistently with the existing homes in the development.

- (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, as all other provisions of the Land Development Code will be met on the subject site.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP**

- (a) The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The site is within a National Register Historic District, and has significant tree coverage. The applicant has indicated their intention to save as many trees on the site as possible, in excess of any Land Development Code requirements.

- (b) The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- (c) The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal.

- (d) The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan. The site does not have MSD sewer service and will need approval from Louisville Metro Public Health to install septic facilities on site.

- (e) The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Buildings will meet all required setbacks, except where a variance has been approved by the Board of Zoning Adjustment.

- (f) Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

**REQUIRED ACTIONS**

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Detailed District Development Plan**

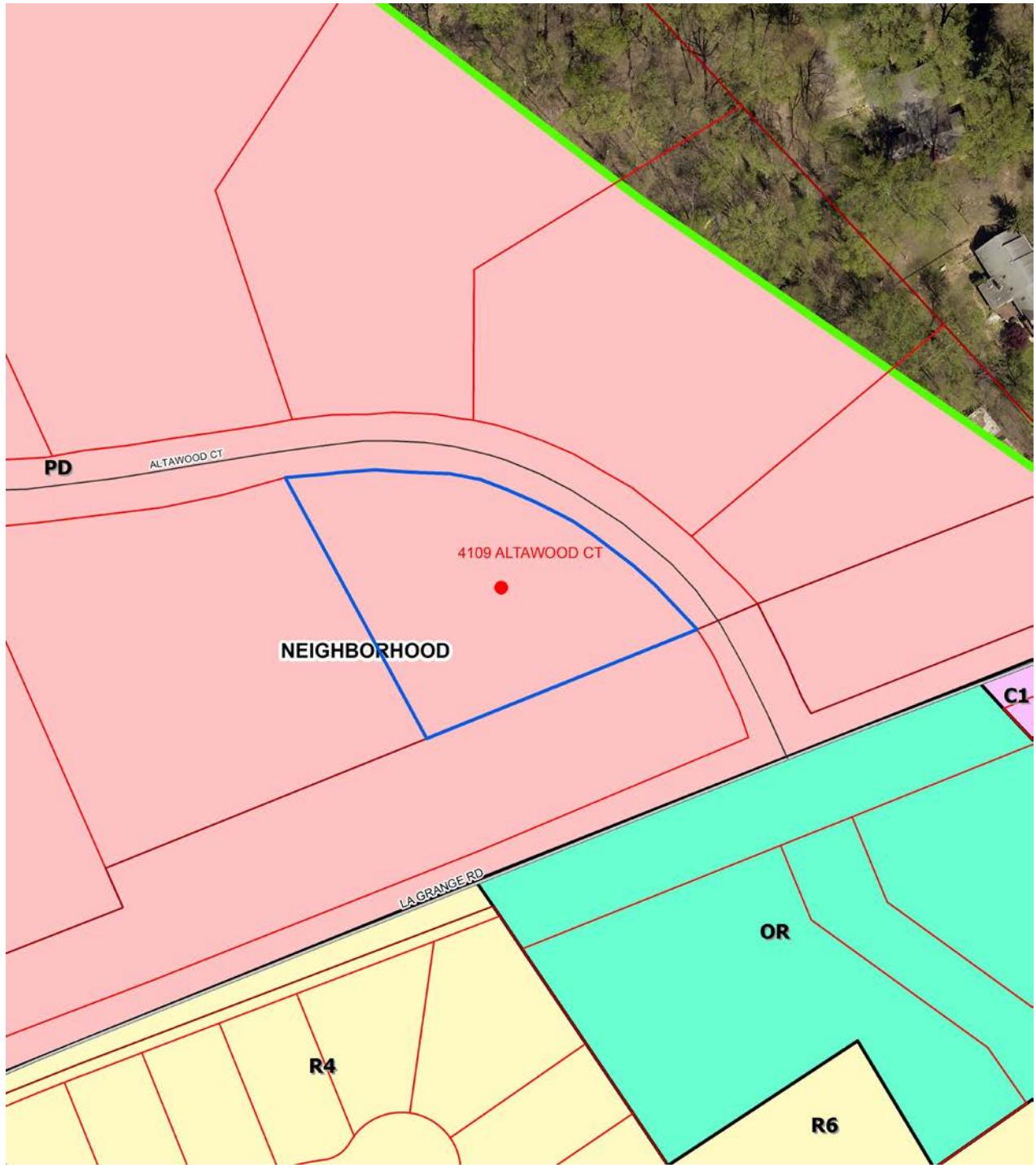
**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
<b>11-19-18</b>	Hearing before LD&T	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 17

**ATTACHMENTS**

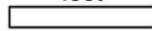
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



18DEVPLAN1191

feet



100



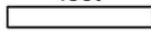
Copyright (c) 2017, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

2. Aerial Photograph



18DEVPLAN1191

feet



100



Copyright (c) 2017, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.