

Development Review Committee

Staff Report

January 8, 2019



Case No:	19-MPLAT-0035
Project Name:	Minor Plat
Location:	1238 Helck Avenue
Owner(s):	Michael K Smith
Applicant:	Todd Willett
Jurisdiction:	Louisville Metro
Council District:	21 – Nicole George
Case Manager:	Chastity White, Associate Planner
Presented By:	Lacey Gabbard, Planner I, AICP

REQUEST(S)

- Record Plat Amendment

CASE SUMMARY/BACKGROUND

The applicant is proposing to create two tracts from an existing single tract via minor plat on a property zoned R-4 Single Family within the Neighborhood Form District. The property is part of a recorded plat from 1936 known as the Shadowlawn Farms Subdivision, recorded in Plat Book 7, Page 103. According to Metro Louisville's Land Development Code, Table 5.3.1 shows that R-4 zoned lots within the Neighborhood Form District must have minimum lot size of 9,000 square feet, and be a minimum of 60 feet wide. The two lots proposed on the minor plat do meet the minimum lot width. Tract 1 is 86 feet in width, while Tract 2 is 68.80 feet. Based on the regulations, both lots proposed are in compliance with Louisville Metro's Land Development Code.

STAFF FINDING

The plat is in order. Proper notification of the proposed Record Plat Amendment was sent to affected parties in accordance with Land Development Code section 7.1.91.B.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request. MSD and Transportation Planning have given the plat preliminary approval.

INTERESTED PARTY COMMENTS

There are no interested party comments.

REQUIRED ACTIONS:

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

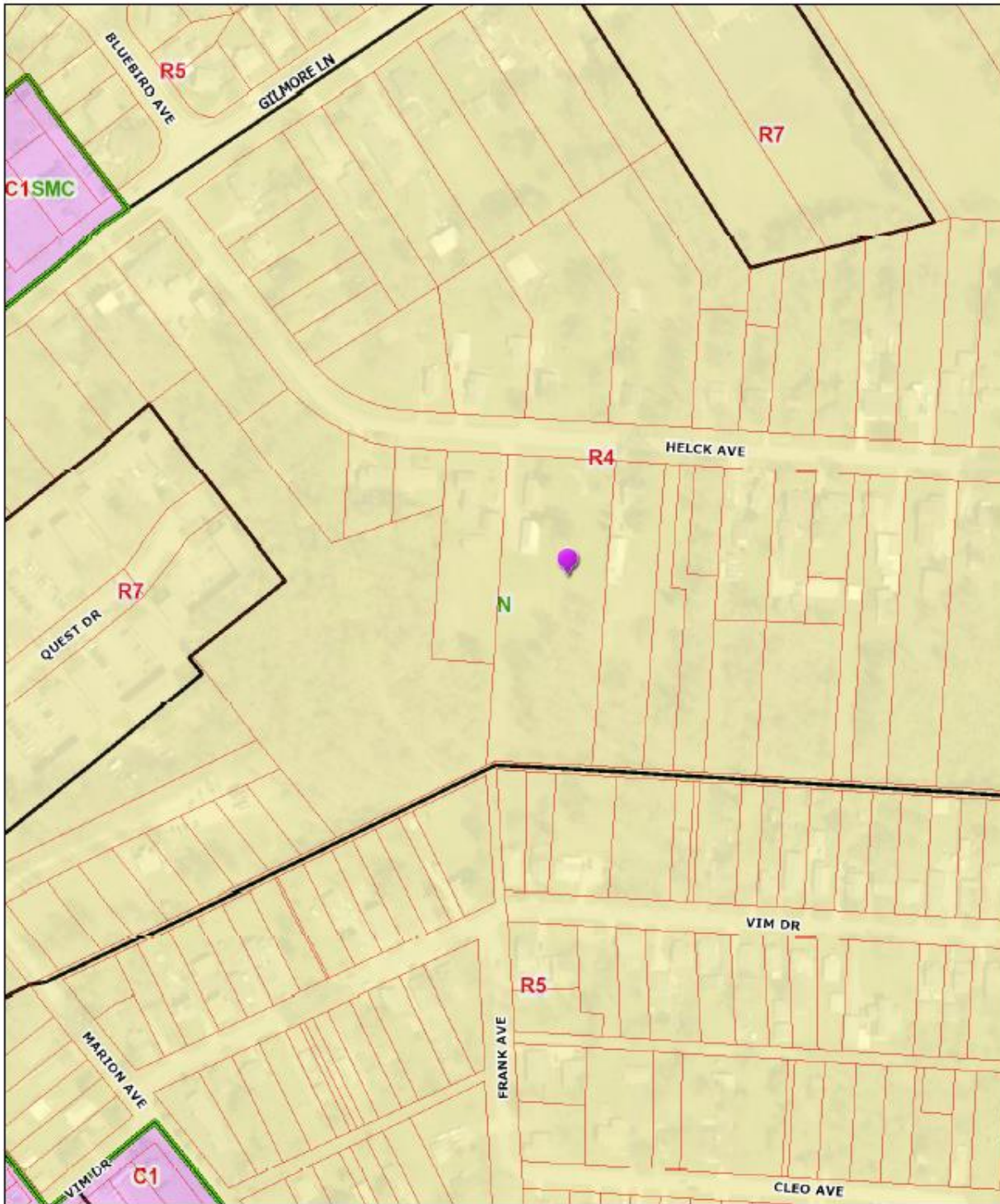
NOTIFICATION

Date	Purpose of Notice	Recipients
01/08/2020	Hearing before DRC	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



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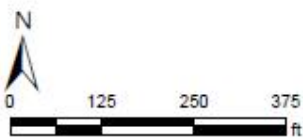
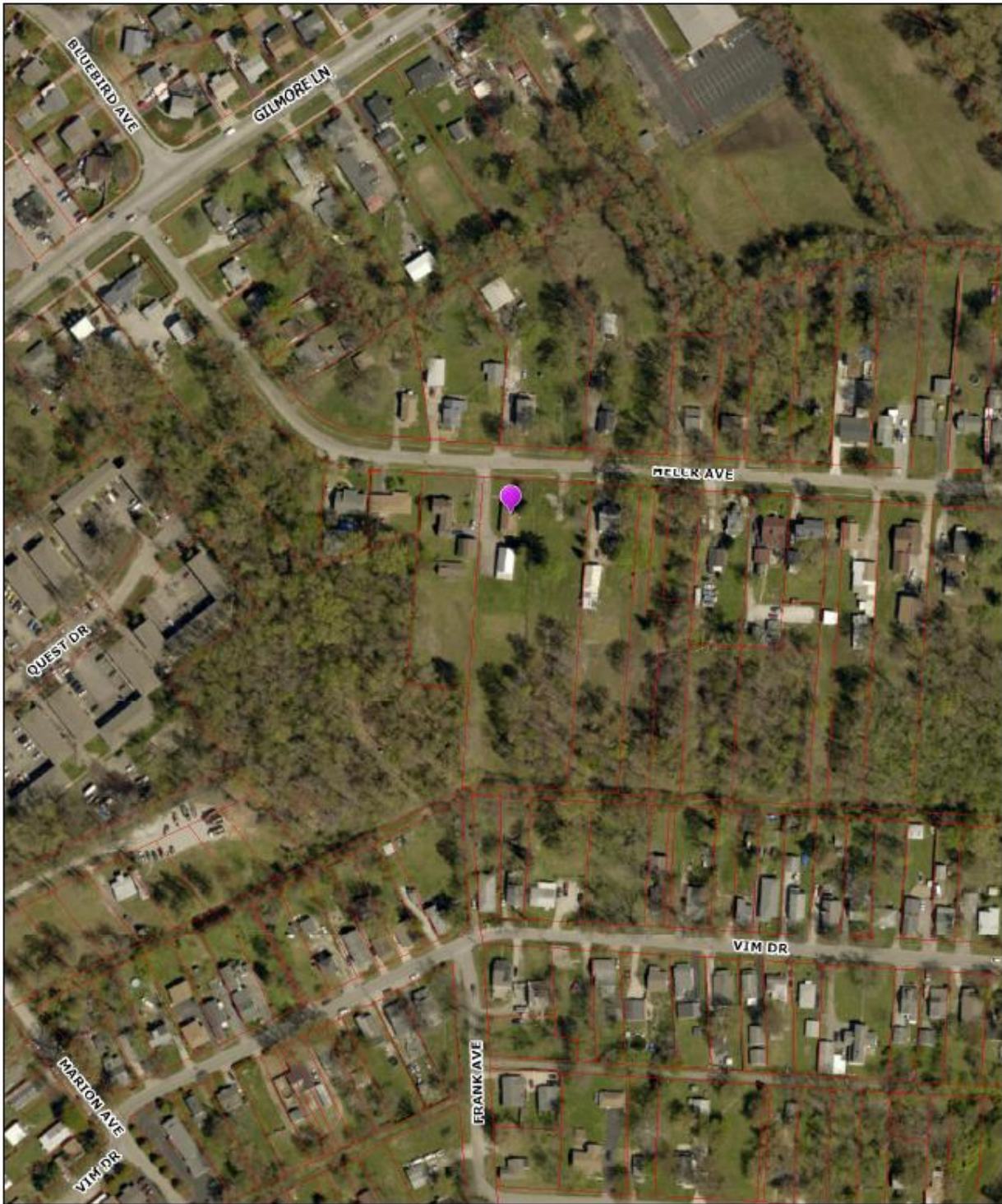
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2. Aerial Photograph



19-MPLAT-0035

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