

Development Review Committee

Staff Report

April 14, 2021



Case No:	21-MPLAT-0021
Project Name:	Minor Subdivision Plat
Location:	769 Greenridge Lane
Owner(s):	Felli & Judy Bahram
Applicant:	Charles Podgursky
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- Record Plat Amendment to create 2 lots from 1 lots within the Greenleaves Subdivision Plat Section 2, in Plat Book 12, Page 22.

CASE SUMMARY/BACKGROUND

The applicant is proposing to create 2 single family lots with one of the lots having an existing single family home. It is zoned R-5 within the Neighborhood Form District. The proposed lots meet the required minimum lot width for R-5 zoning (50 feet) and minimum lot area (6,000 sq ft).

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, registered citizens in Council District 9. 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, MSD and Louisville Fire Department.

INTERESTED PARTY COMMENTS

Staff has received emails asking how to comment on the case.

REQUIRED ACTIONS:

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

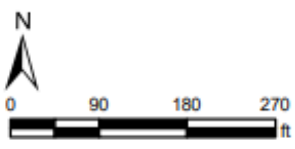
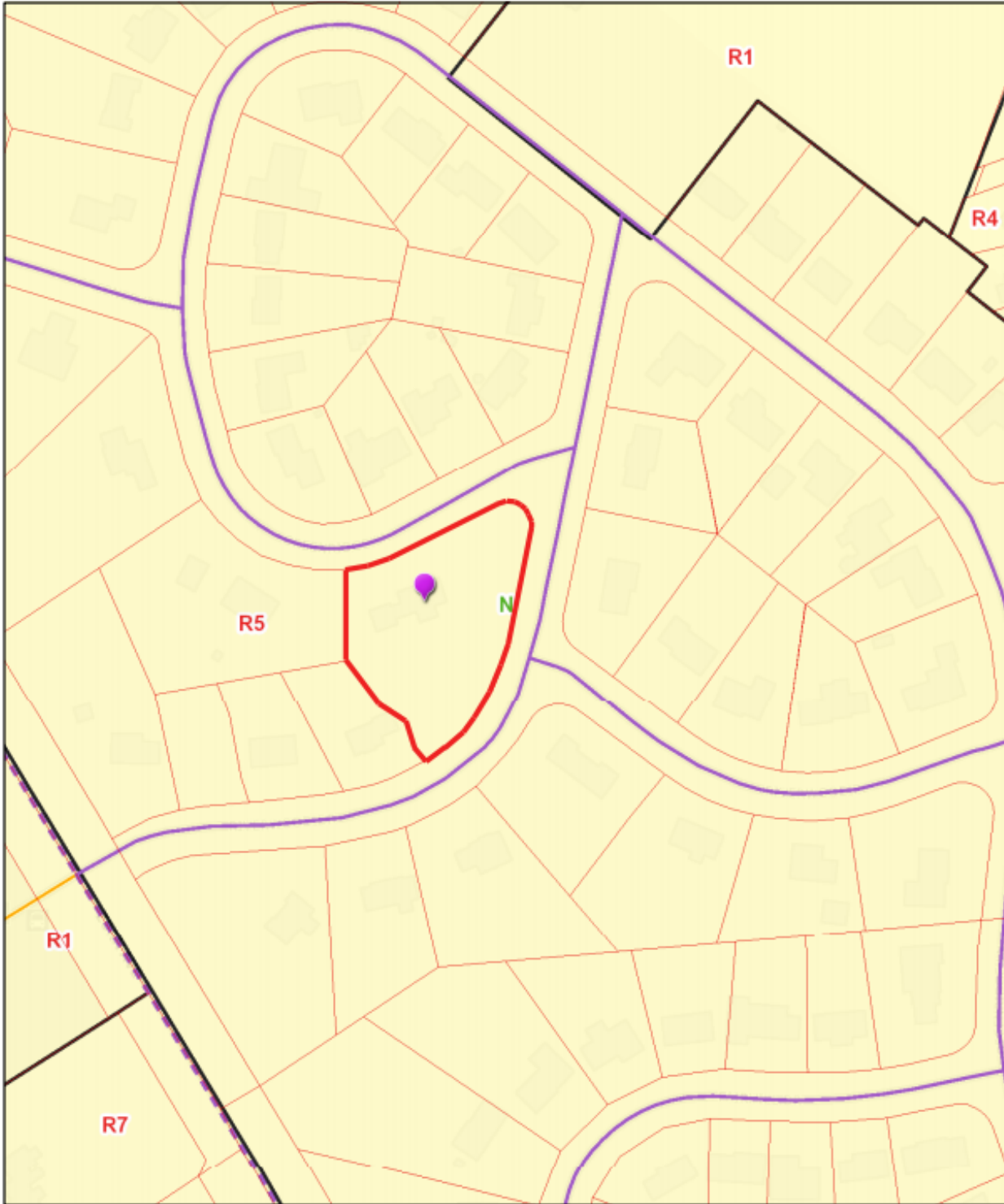
NOTIFICATION

Date	Purpose of Notice	Recipients
3/31/21	Hearing before DRC 4/14/21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 9.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map

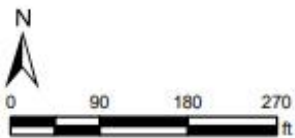


Wednesday, April 7, 2021 | 9:23:51 AM

 **LOJIC**
LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification

2. Aerial Photograph



Wednesday, April 7, 2021 | 9:26:00 AM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification