

Development Review Committee

Staff Report

July 20, 2016



Case No:	14MINORPLAT1092
Project Name:	Woods of Farnsley Moorman
Location:	6600 Woods Mill Drive
Owners/Applicants:	Corcoran Home Building & Remodeling, LLC
Representative:	Land Design & Development
Project Area/Size:	18.45 acres
Existing Zoning District:	R-5A, Multi-Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Joel Dock, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY

The applicant proposes to create three tracts from one tract; thus, amending PB 49, PG 38, which is the Woods of Farnsley Moorman subdivision. The property proposed for subdivision is located South of the Greenbelt Highway and West of Dixie Highway. The subdivision will create two parcels containing all existing structures and grant an access easement from Tierney Avenue to serve Lot 17B. The site was approved for 112 multi-family units on March 2, 2007. Thirty-four units have been constructed to date. Infrastructure exists on-site for future development on the larger vacant tract (Lot 17A). No vehicular access to Moorman Road is permitted, unless approved by the Planning Commission.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Multi-Family Residential	R-5A	N
Proposed	Multi-Family Residential	R-5A	N
Surrounding Properties			
North	Single Family Residential	R-4	N
South	Single Family Residential	R-4	N
East	Single Family Residential	R-5	N
West	Single Family Residential	R-4	N

PREVIOUS CASES ON SITE

9-45-01/10-21-01: Change-in-zoning from R-4 to R-5 and R-5A and major preliminary subdivision with revised plans approved 8/2/05 and 3/2/07.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (LDC)

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 record plat amendment.

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District.

The request complies with all zoning and subdivision regulations.

A Revised Detailed District Development Plan will be required prior to the development of Lot 17A. This development plan shall show the lot lines as proposed, approved and recorded by this plat.

STAFF CONCLUSIONS

Record Plat Amendment

- The proposed plat has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District.
- The request complies with all zoning and subdivision regulations.
- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.

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 established in the LDC for amending the recorded plat.

Required Actions

- **APPROVE** or **DENY** the record plat amendment.

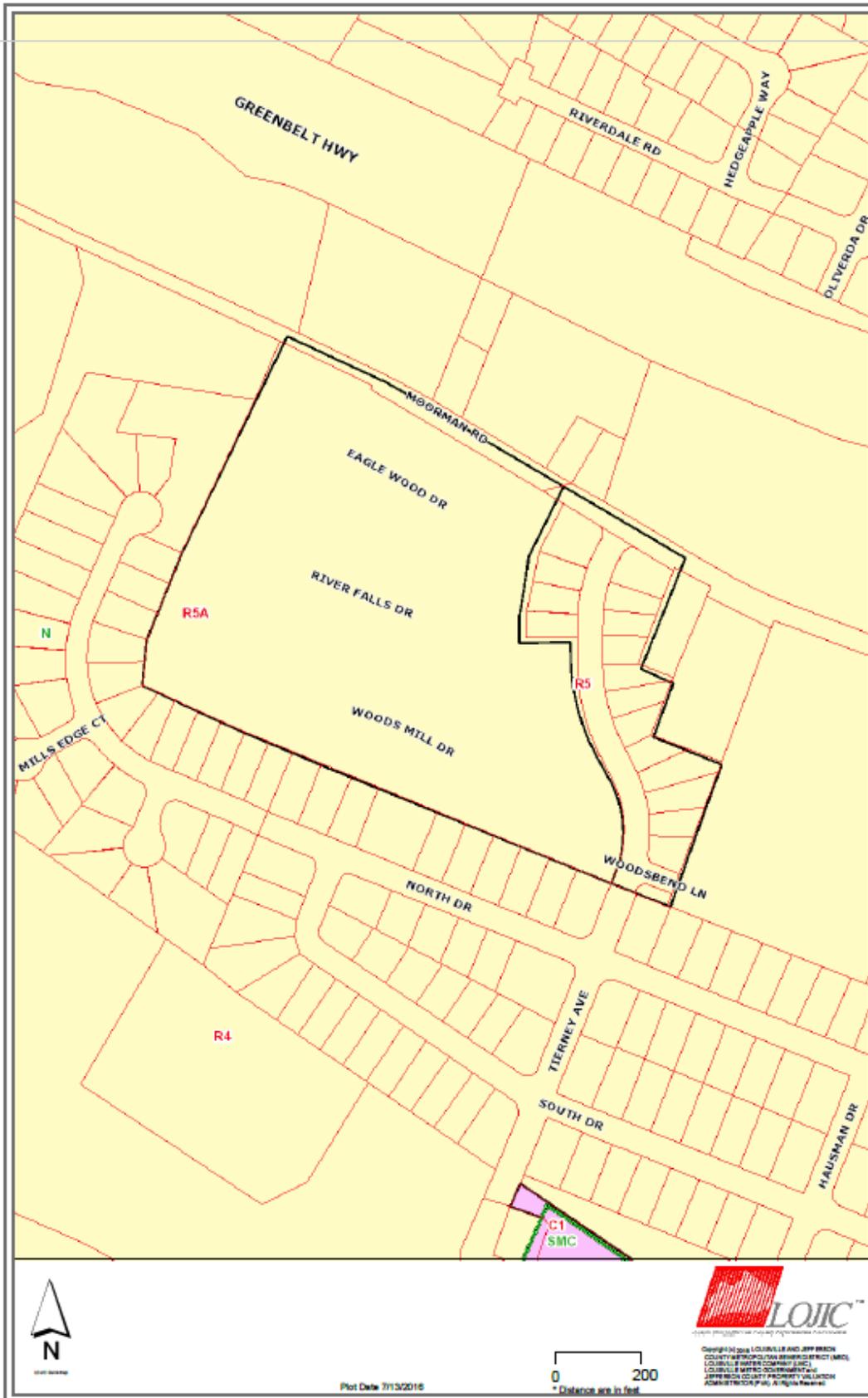
NOTIFICATION

Date	Purpose of Notice	Recipients
7/6/16	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

