

Land Development and Transportation Committee

Staff Report

April 24, 2014



Case No:	14MINORPLAT1021
Project Name:	Ridge Minor Plat
Location:	17848 Bradbe Road
Owner/Applicant:	Donald Ridge, Sr.
Representative:	Cardinal Surveying
Project Area/Size:	132.05 acres
Existing Zoning District:	R-4, Single Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Matthew R. Doyle, Planner I

REQUEST

- Minor Plat Waiver

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create 5 lots from 1. The Land Development Code (LDC) in 7.8.60.B.4 states that, “Direct access to major arterial, minor arterials and collector level roadways from individual single-family lots is prohibited.” In 7.8.12, the LDC allows Planning Commission staff to approve minor plats creating lots that (a) have direct access to a collector level road where no new access will be created; and (b) create two or more lots on a collector level road and share an access easement. Tracts 1 and 2 will share an access easement as well as tracts 3 and 4. Tracts 5 and 6 on the attached minor are not shown as having access. Presumably, tract 5 would use the existing access shown in the aerial (attachment 2 in the staff report) and, therefore, no new access would be created for it. However, tract 6 would then have to create new, direct access to Bradbe Rd, which is classified as a secondary collector. Thus, the applicant requests a waiver of 7.8.60.B.4.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single family residential	R-4	N
Proposed	New single family residential lots	R-4	N
Surrounding Properties			
North	Single family residential	R-4	N
South	Single family residential	R-4	N
East	Single family residential	R-4	N
West	Single family residential	R-4	N

PREVIOUS CASES ON SITE

None

INTERESTED PARTY COMMENTS

Staff has not received any comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of Chapter 7.8.60.B.4 to allow the creation of a single family residential lot with direct access to a collector level roadway

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

STAFF: The waiver will not adversely affect adjacent property owners as the traffic generated from tract 6 on the proposed plat would have little impact on nearby communities.

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

STAFF: Guideline 3, policy 6 wants to mitigate adverse impacts of traffic from proposed development on nearby existing communities. The waiver will not violate specific guidelines of Cornerstone 2020 as the traffic generated from tract 6 on the proposed plat would have little impact on nearby communities.

- (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 tract 6 on the proposed plat complies with all other applicable regulations in the LDC.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land as tract 6 on the proposed plat is in a rural area of Jefferson County and creating new, direct access to Bradbe Road would have little impact on nearby communities with respect to traffic.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, Public Health and Wellness, and the Fern Creek Fire Department.

STAFF CONCLUSIONS

- The proposed waiver appears to be adequately justified based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must determine if the proposal meets the standards established in the LDC for approving the waiver.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the minor plat waiver of section 7.8.60.B.4 to allow the creation of a single family residential lot with direct access to a collector level roadway.

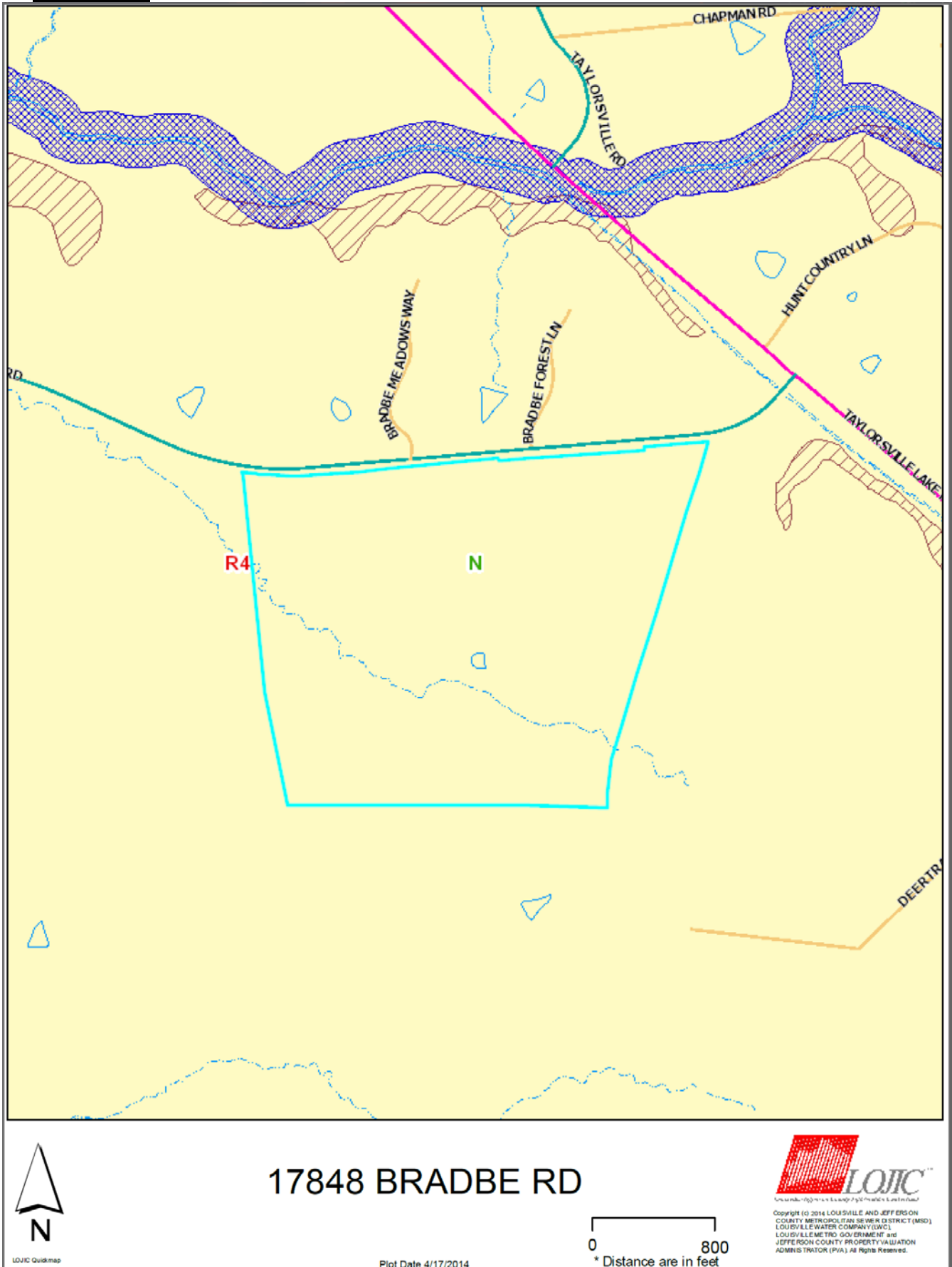
NOTIFICATION

Date	Purpose of Notice	Recipients
4/11/14	Meeting before LDT	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial

1. **Zoning Map**



1. Aerial

