

Development Review Committee Staff Report

April 1, 2015



Case No:	15MINORPLAT1007
Project Name:	River City Housing, Inc.
Location:	3106 Bridwell Drive
Owner/Applicant:	River City Housing, Inc.
Representative:	Cardinal Surveying
Project Area/Size:	18,515 sq. ft.
Existing Zoning District:	R-4, Single Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Matthew R. Doyle, Planner I

REQUEST

- Minor Plat Waiver

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create 2 lots from 1. Per section 5.4.2.C.2 of the Land Development Code (LDC) new lots in an Infill Context shall not be less than 80% of the established lot pattern (average lot width and depth) and shall comply with the minimum lot size of the applicable zoning and form districts. The waiver is necessary because Lot 1 has a depth of 135.23' which is less than 80% of the established lot pattern along Bridwell Drive.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single family residence	R-4	N
Proposed	New single family residential lot	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

There are no related cases associated with this site.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of Chapter 5.4.2.C.2 to allow the creation of a lot that is less than 80% of the established lot pattern (lot width and depth)

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

STAFF: The waiver will not adversely affect adjacent property owners as Lot 1 is an existing single family residence with access to Mary Rose Drive and proposed Lot 2 will be for single family residential use with new access from Mary Rose Drive, thus, having little impact on nearby residences and communities.

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

STAFF: Guideline 3, policy 1 strives to have compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. The waiver will not violate specific guidelines of Cornerstone 2020 as the new lots are for single family residential use with access to Mary Rose Drive, orientation and dimensions are compatible with adjacent and nearby lots having frontage along Mary Rose Drive, and meet all other form district standards pertaining to this minor subdivision request.

- (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 a depth of 152.8' would be the minimum depth permitted under section 5.4.2.C.2 for Lot 1; subsequently, Lot 2 would be a substandard lot.

- (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 the new single family residential lots are in a medium-density portion of Louisville Metro and the lots are more consistent with the development having frontage along Mary Rose Drive, therefore, having little impact on nearby residences and communities.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, Construction Review, and Pleasure Ridge Park Fire Department.

STAFF CONCLUSIONS

- The proposed waiver appears 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 Development Review 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 5.4.2.C.2 to allow the creation of a lot that is less than 80% of the established lot pattern (lot width and depth).

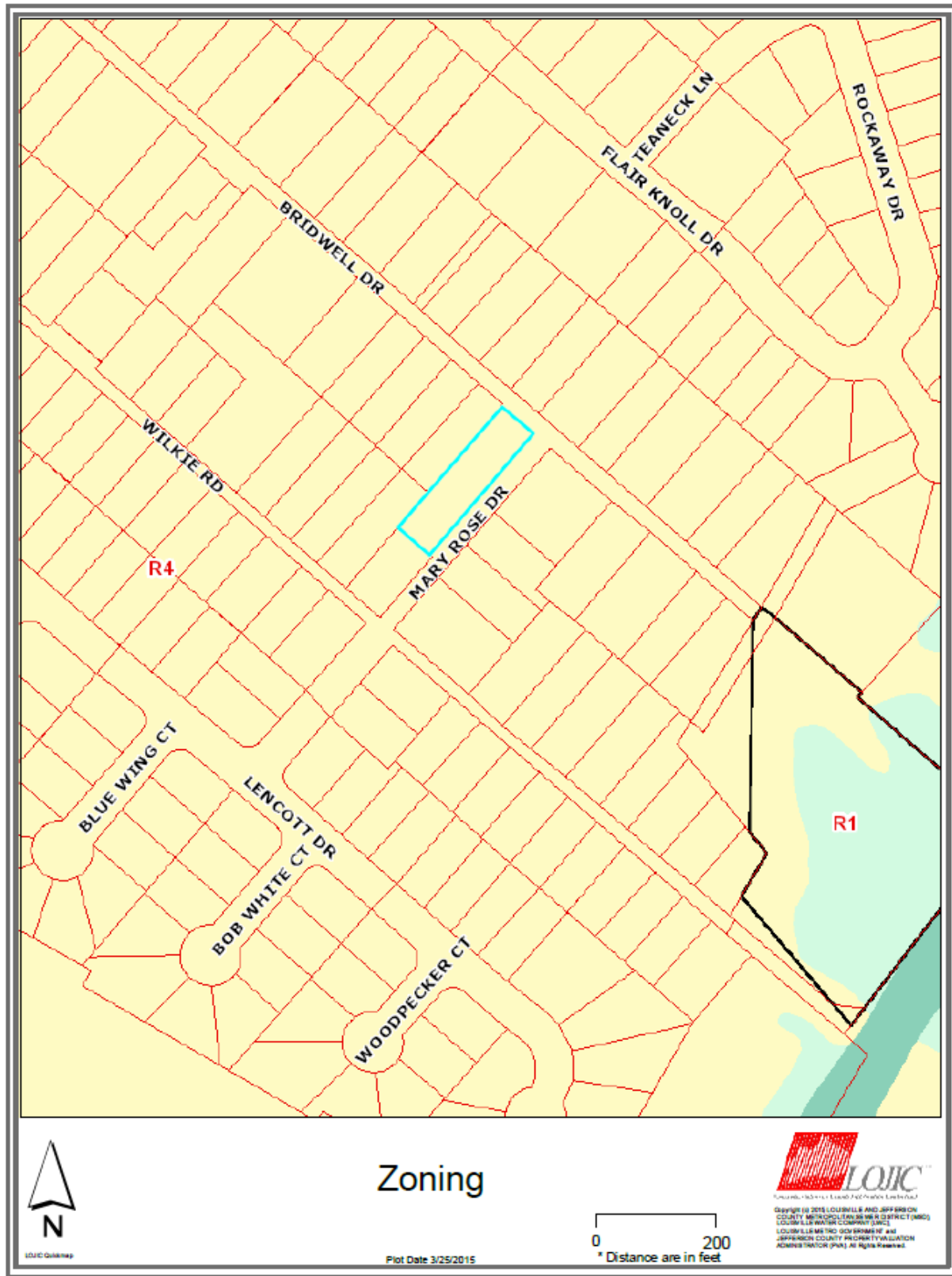
NOTIFICATION

Date	Purpose of Notice	Recipients
3/20/15	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

