

# Development Review Committee Staff Report

June 14, 2017



<b>Case No:</b>	17MINORPLAT1043
<b>Project Name:</b>	1229 & 1231 Belmar Subdivision
<b>Location:</b>	1229 & 1231 Belmar Drive
<b>Owners/Applicants:</b>	Derek Schroering
<b>Representative:</b>	Mick Logsdon, Logsdon Surveying
<b>Project Area/Size:</b>	.28 acres
<b>Existing Zoning District:</b>	R-5, Single Family
<b>Existing Form District:</b>	N, neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	10 – Pat Mulvihill
<b>Case Manager:</b>	Jay Lockett, Planner I

## REQUEST

- Amendment to Record Plat

## CASE SUMMARY

The applicant is proposing to subdivide a lot that was previously combined which would generate more lots in an approved subdivision Belmar in Plat Book 7, Page 008. The lot is currently .28 acres and the request is to subdivide along the previous lot line prior to consolidation resulting in two .14 acre tracts.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Single Family Residential	R-5	N
<b>Proposed</b>	Single Family Residential	R-5	N
<b>Surrounding Properties</b>			
<b>North</b>	Open Space	R-5	N
<b>South</b>	Single Family Residential	R-5	N
<b>East</b>	Single Family Residential	R-5	N
<b>West</b>	Single Family Residential	R-5	N

## PREVIOUS CASES ON SITE

No previous Zoning or Development Cases have occurred on this site.

## 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.

### STAFF CONCLUSIONS

The proposed plat has received preliminary approvals from Transportation Planning, Construction Review, and the Metropolitan Sewer District. The request by the applicant to create 2 lots from 1 complies with zoning and subdivision regulations. The 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 in Plat Book 7, Page 008.

### Required Actions

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

### NOTIFICATION

Date	Purpose of Notice	Recipients
6/1/17	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered neighborhood groups

### ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



