

Development Review Committee
Staff Report
February 28, 2018



Case No:	17MINORPLAT1171
Project Name:	1833 Magazine Street
Location:	629 & 631 S. 19 th Street
Owner(s):	Red Door Investments, LLC
Applicant:	Charles Podgursky, C.R.P. & Associates, Inc.
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Dante St. Germain, Planner I

REQUEST

- Substandard minor subdivision in a Traditional Neighborhood Form District

CASE SUMMARY/BACKGROUND

The applicant proposes to create two lots from one on the northeast corner of 19th Street and Magazine Street in western Louisville Metro. The subject property is surrounded by medium density single-family homes. There are no existing structures on the property. The current parcel is 6103.56 sq. ft. (0.14 acres) and the proposed subdivision would create lots of 3079.96 sq. ft. (Lot #1) and 3023.6 sq. ft. (Lot #2). Lot #1 will be 27.5 feet wide and Lot #2 will be 27 feet wide. While these lots are compliant with the density allowed in an R-6 zoning district, they are substandard with respect to the minimum lot area of 4,500 sq. ft. and minimum lot width of 35 ft. required for new lots zoned R-6 in the Traditional Neighborhood form district.

Planning Commission staff is not authorized to approve plats that do not meet the minimum regulations per 7.8.12.G of the LDC. However, specific authorization is given to the Planning Commission in 7.1.85 of the LDC to approve subdivisions resulting in substandard lots in the Traditional Neighborhood Form District. This section of the LDC reads as follows:

“Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable requirements relating to area or width or size of yards.

Any request for approval of a subdivision under the provisions of this regulation shall, to the fullest extent practicable, show the lots resulting from said subdivision to be uniform in terms of those features which do not conform to the zoning and form district regulations applicable to the property. A subdivision of property in accordance with the terms of this provision shall not affect the preexisting nonconforming use status pertaining to the property. As a condition of approval, the Planning Commission may require restrictions to be placed on the subdivision plat.”

STAFF FINDING

The request is to create two single-family lots. Staff finds that the proposal will promote the public welfare by facilitating development or rehabilitation compatible with the surrounding neighborhood, as the substandard lot falls within the range of the area and width of lots existing on the street. The parcel addressed 623 S. 19th Street is 27 feet in width and 112 feet deep, which is the same as proposed Lot #2. The existing parcel consolidated two parcels per deed book 9107 page 826. The proposed subdivision will create lots as they were originally.

TECHNICAL REVIEW

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

INTERESTED PARTY COMMENTS

No interested party comments were received.

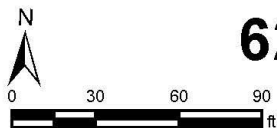
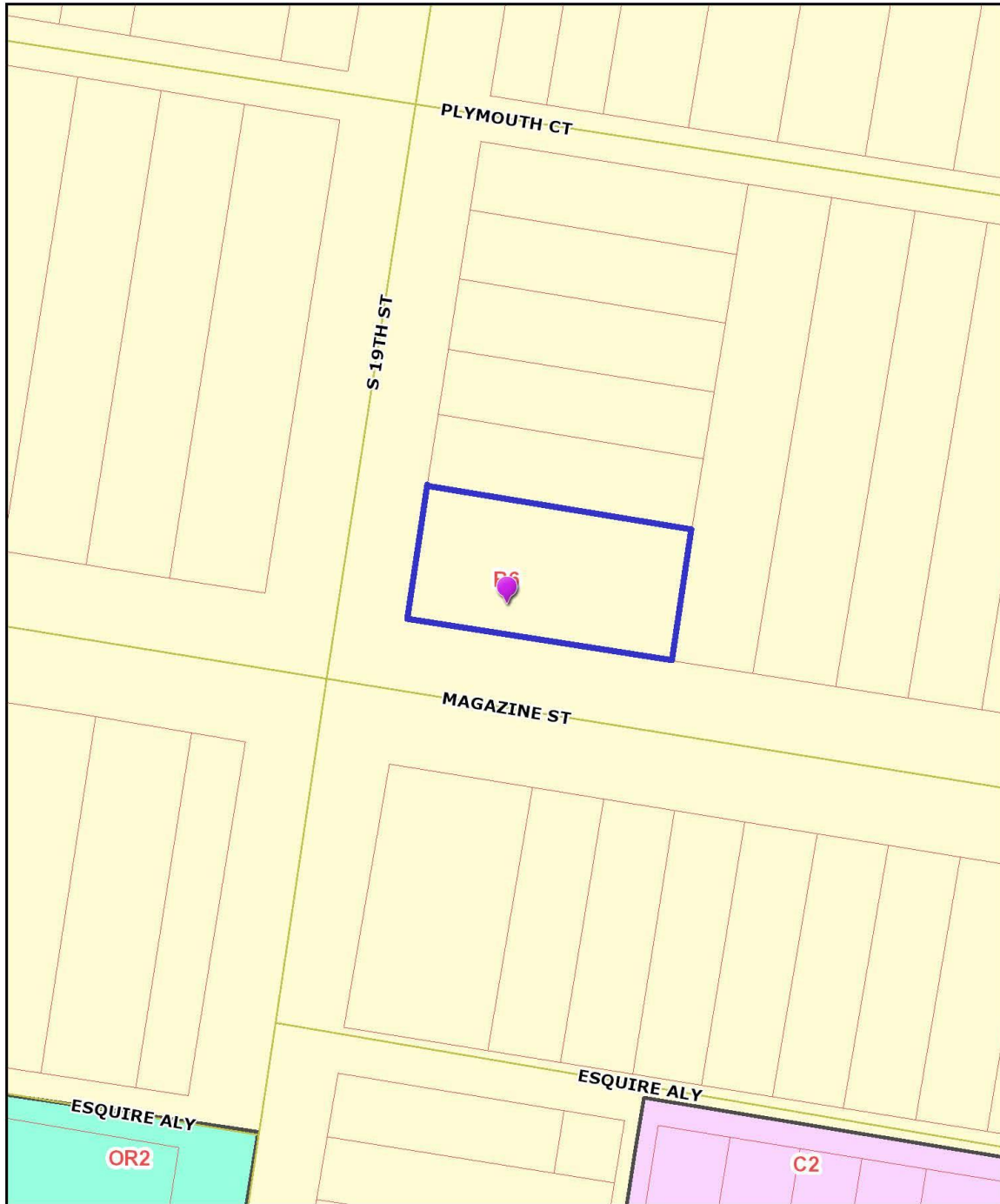
NOTIFICATION

Date	Purpose of Notice	Recipients
2/12/2018	Hearing before Development Review Committee	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Plat

1. Zoning Map



629 & 631 S. 19th Street

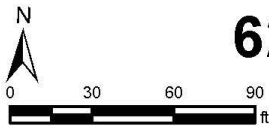
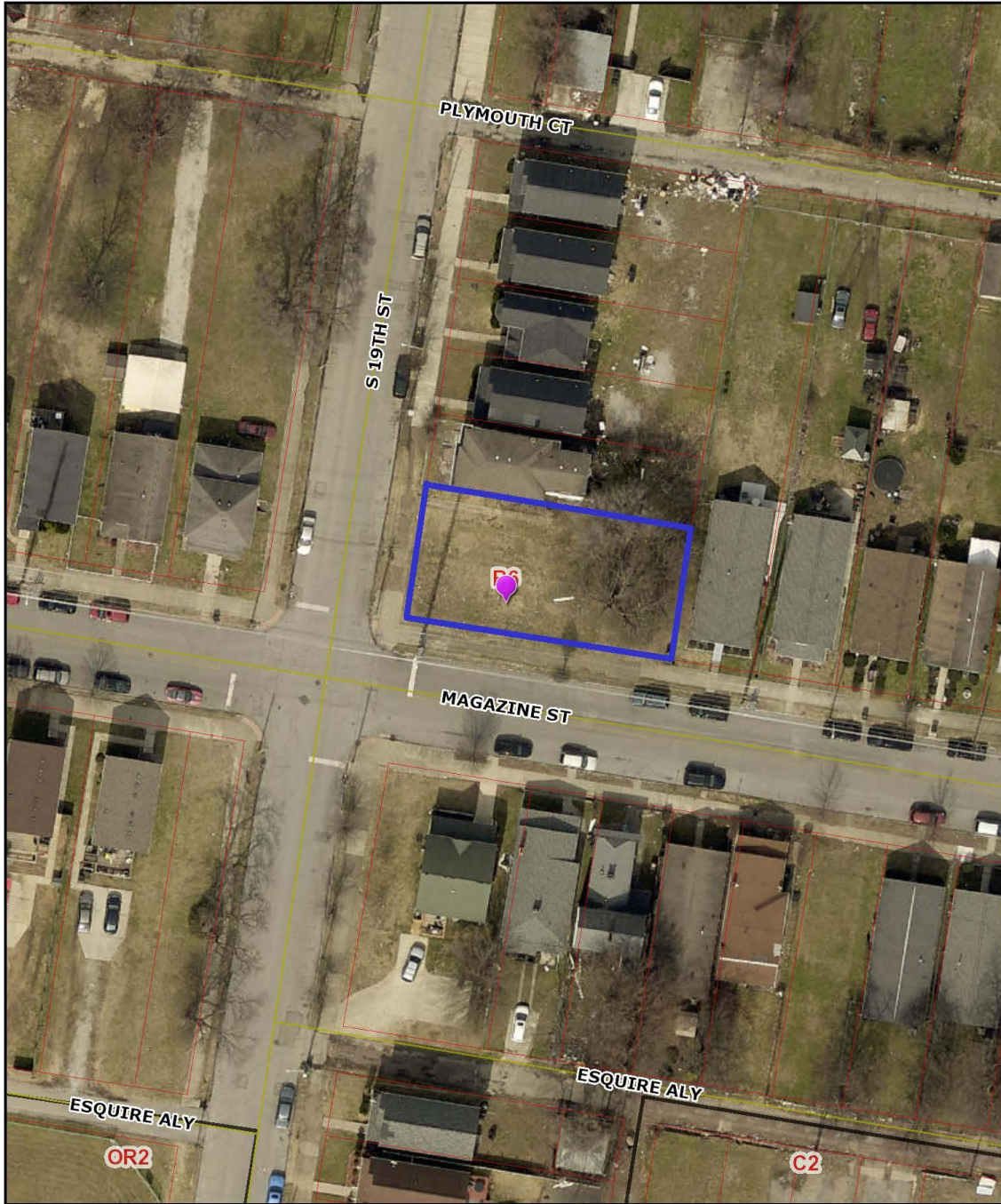
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2. Aerial Photograph



629 & 631 S. 19th Street

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3. Proposed Plat

