

Land Development and Transportation Committee Staff Report

July 13, 2017



Case No:	17MINORPLAT1051 and 17MOD1007
Project Name:	Meadow Breeze Ln Extension
Location:	7716 Niemann Dr
Owner(s):	Glenmary East, LLC
Applicant:	Glenmary East, LLC
Representative(s):	Jon Baker – Wyatt, Tarrant & Combs, LLC
Project Area/Size:	6428 Sq Ft
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Jay Lockett, Planner I

REQUEST

- Amendment to Record Plat
- Removal of a Condition of Approval

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to dedicate to public ROW a total of approximately 6428 Sq Ft from two lots in the Glenmary East subdivision. A 50' ROW extension will be created from Meadow Breeze Ln that will tie into the existing Wingfield Road. This requires the amendment of the record plat recorded at PB 55 PG 85 to remove notes 8 and 12 from the record plat. Condition of Approval 13 is also to be removed from the preliminary major subdivision approved under docket 10-23-01, which reads as follows:

13. *The applicant has agreed to dedicate necessary right of way for a stub into the west adjacent Green property with the qualification to prohibit a connection to Wingfield Road through the Clark and green property. The applicant shall furnish and execute the necessary legal documents to prohibit such a connection to Wingfield Road. This requirement for furnishing and executing necessary legal documents must be approved by the Jefferson County Attorney's Office prior to recording the first section of the subdivision. (If there is a modification to the dedication statement on the Record Plat, this must also be approved by the Jefferson County Attorney's Office).*

This connection would have normally been required, but it was determined at the time by Louisville Metro Public Works that the road alignment where Wingfield Road intersected with Bardstown Rd was unsafe due to the proximity to the acceleration lane for I-265. Wingfield Road is being realigned to provide for a safer intersection with Bardstown Rd further from the ramp, which would remove the underlying justification to prevent this connection.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Single Family Residential	R-4	N
Proposed	Single Family Residential	R-4	N
<i>Surrounding Properties</i>			
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

10-23-01: Glenmary East Subdivision

INTERESTED PARTY COMMENTS

Louisville Metro Councilman Robin Engel has expressed his support via email, quoted below:

Please include for the record that I am in favor of approving the minor subdivision plat at Wingfield Road and Meadow Breeze Lane. It is my understanding that this item will be considered on Wednesday, June 28th. Anytime that we can find ways to improve connectivity, that is a good thing.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

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 proposed plat has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District.

STAFF CONCLUSIONS

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 amending the recorded plat in Plat Book 55 Page 85 and to alter the Conditions of Approval for Planning Commission docket number 10-23-01.

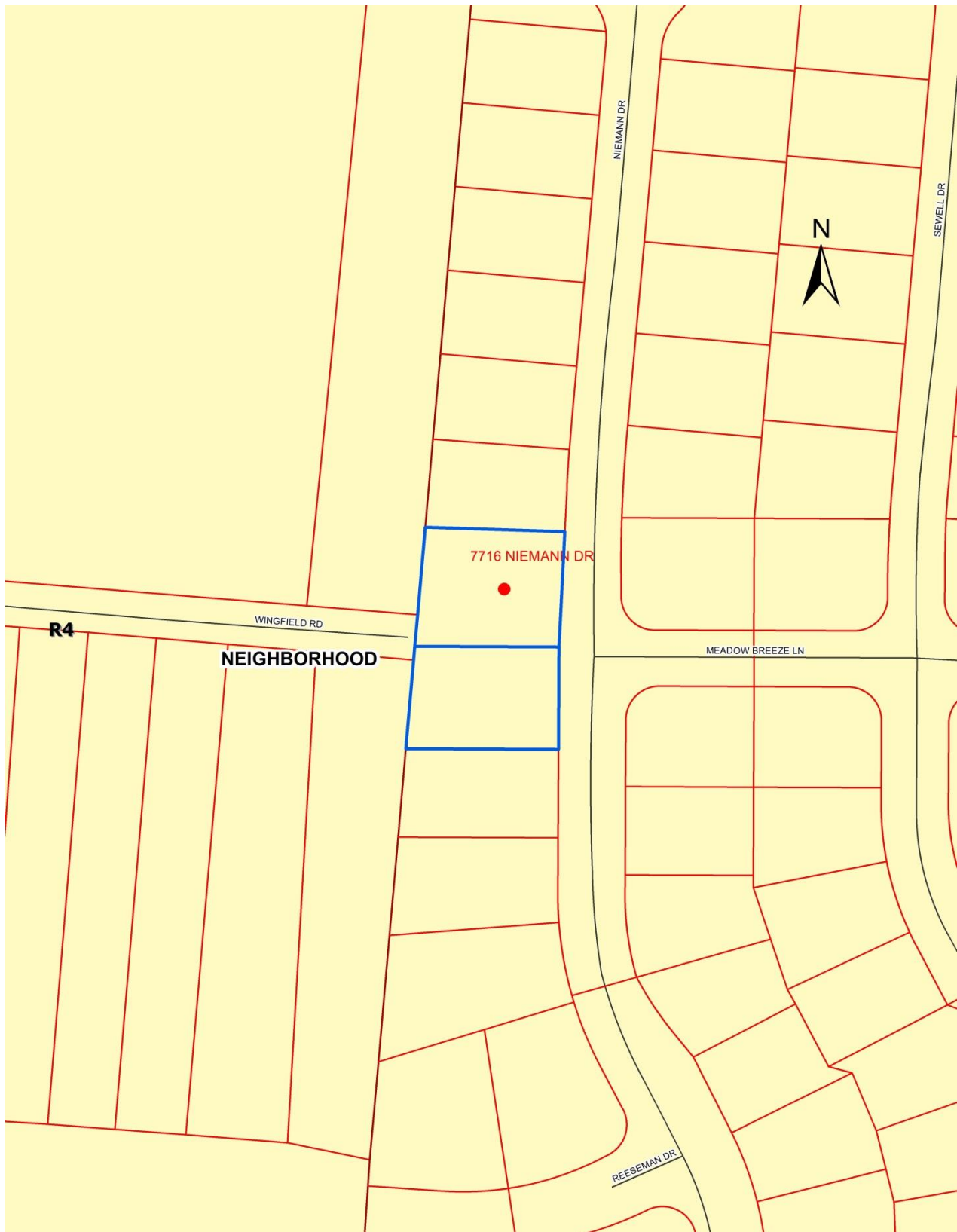
NOTIFICATION

Date	Purpose of Notice	Recipients
06/19/17	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 22 Notification of Development Proposals
06/23/17	Change of Hearing Date to LD&T 7/13	1 st tier adjoining property owners Subscribers of Council District 22 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

