

Development Review Committee

Staff Report

June 9, 2021



Case No:	21-MPLAT-0067
Project Name:	Minor Subdivision Plat
Location:	3416 and 3422 Tarragon Road
Owner(s):	Brentwood Property Design and Investment
Applicant:	John Miller, Miller Wihry MWGLLC
Jurisdiction:	Louisville Metro
Council District:	2- Barbara Shanklin
Case Manager:	Julia Williams, Planning Supervisor, AICP

REQUEST(S)

- Record Plat Amendment to create 3 lots from 2 lots in the Cherokee Acres Subdivision in Plat Book 53, Page 5.

CASE SUMMARY/BACKGROUND

The applicant is requesting to create two buildable 6000 sq. ft. lots and one 5702.99 sq. ft. non buildable lot at 3416 and 3422 Tarragon Rd. The two buildable lots are compliant with density and dimensional requirements of R-7 zoning in the Neighborhood Form District. The two existing lots are currently vacant.

STAFF FINDING

The plat is in order and complies with all zoning and subdivision regulations. The committee will need to determine whether reasonable notice was given to all affected parties.

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 recorded plat amendment.

Notices were sent out to all first tier adjacent property owners and registered citizens in Council District 24. If the Committee determines that this is not sufficient notice, they shall determine the following:

- Who may be affected;
- Who should be given notice;
- The nature of the notice;
- The manner by which the opportunity to express objections or concerns will be accommodated.

This minor subdivision plat has received preliminary approvals from Transportation Planning and MSD. Okolona Fire Department approval pending.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties concerning this request.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Record Plat Amendment**

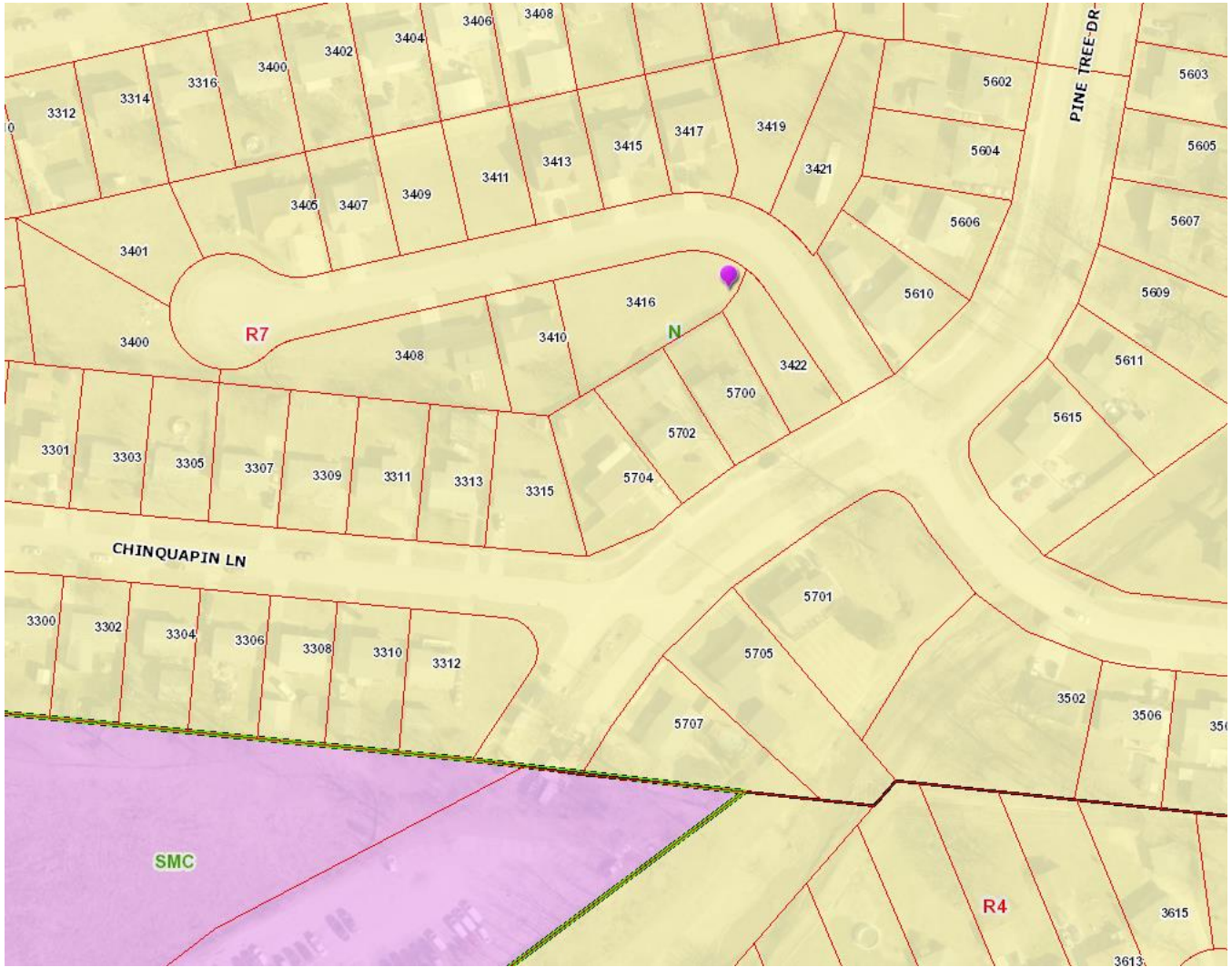
NOTIFICATION

Date	Purpose of Notice	Recipients
06/04/21	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 2

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

