

Planning Commission Staff Report

February 4th, 2016



Case No:	15MINORPLAT1189
Project Name:	6704 Shirley Ave
Location:	6704 Shirley Ave
Owners/Applicants:	Jacobus & Theresa Van Ser Palin
Representative:	Charles Podgursky, CRP & Associates, Inc
Project Area/Size:	.62 acres
Existing Zoning District:	R-4, Single Family Residential
Existing Form District:	V, Village
Jurisdiction:	Louisville Metro
Council District:	16 – Kelly Downard
Case Manager:	Laura Mattingly-Humphrey, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create two lots from one in the James Taylor Subdivision. This section of the subdivision was recorded in 1922 and consists of medium density single family homes. The lot is located on the west side of Shirley Ave. The lot currently is accessed through a private drive from Shirley Ave, a local level road. The new lot will also be accessed from Shirley Ave.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Single Family Residential Lot	R-4	Village
Proposed	Single Family Residential Lot	R-4	Village
<i>Surrounding Properties</i>			
North	Single Family Residential	R-4	Village
South	Single Family Residential	R-4	Village
East	Single Family Residential	R-4	Village
West	Single Family Residential	R-4	Village

PREVIOUS CASES ON SITE

Plat Book 4 Page 64:

Jas. T. Taylor Subdivision, Section 2 recorded in 1922.

10522

Minor Plat to create two lots from one. This case was approved by Planning Commission on October 2, 2008 but was never recorded.

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.

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

The request complies with all zoning and subdivision regulations.

STAFF CONCLUSIONS

Record Plat Amendment

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- The request complies with all zoning and subdivision regulations.
- The proposed plat has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, Construction Review and the Harrods Creek Fire Department.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must determine if the proposal meets the standards established in the LDC for amending the recorded plat.

Required Actions

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

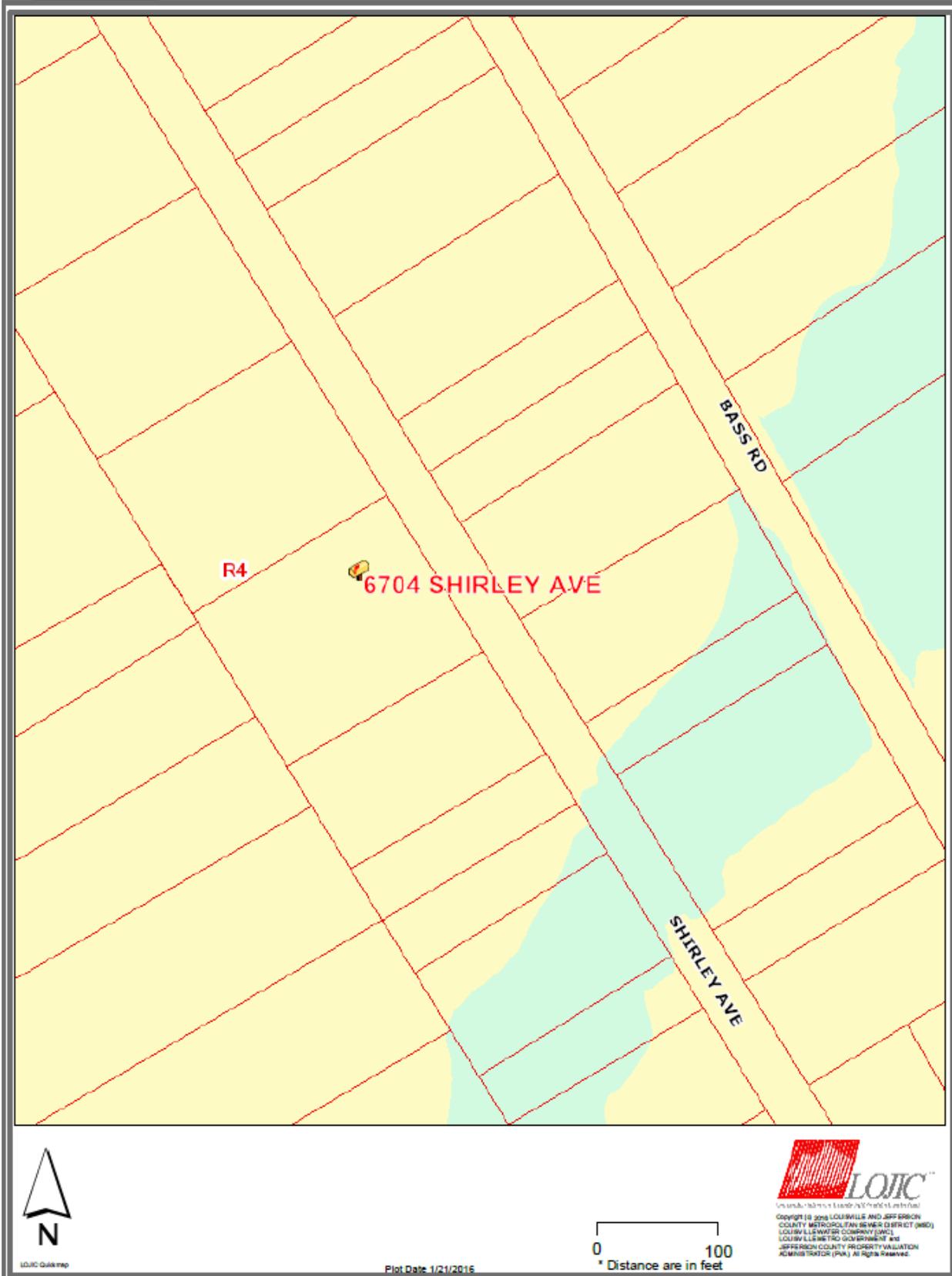
NOTIFICATION

Date	Purpose of Notice	Recipients
1/25/2016	Hearing before Planning Commission	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

