

**Land Development and Transportation Committee**  
**Staff Report**  
January 31<sup>st</sup>, 2019



<b>Case No:</b>	19MINORPLAT1007
<b>Project Name:</b>	UGC Shotgun Development Minor Plat
<b>Location:</b>	814 Vine Street
<b>Owner(s):</b>	Louisville Metro Government
<b>Applicant:</b>	Louisville Metro Government
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – Barbara Sexton Smith
<b>Case Manager:</b>	Molly Clark, Associate Planner
<b>Presented By:</b>	Jay Lockett, Planner 1, AICP

**REQUEST(S)**

- Substandard minor subdivision in the Traditional Neighborhood Form District.

**CASE SUMMARY/BACKGROUND**

The applicant proposes to create two lots from one on 814 Vine Street to allow the existing community garden to have its own parcel. Currently the lot has an existing parking lot that is owned by Louisville Metro Government. The existing community garden is proposed to be on a 4,292.6 sq ft lot which is below the minimum lot area of 4,500 sq ft for R6 in the Traditional Neighborhood Form District. The site is related to 18ZONE1062 for 22 proposed shotgun-style residences with community open space in the center on 2.0029 acres (87,245.9 sq ft) in UN – Urban Neighborhood zoning 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**

LD&T has discretion in this case, this is not a ministerial action. Approval of the requested subdivision requires that this committee finds the request will not conflict with the established pattern in the neighborhood and will promote public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood. As a condition of approval, LD&T may require restrictions to be placed on the subdivision plat.

The request is to create two lots in order to preserve the existing community garden and establish the boundary of the subdivision approved under 18ZONE1062. Staff finds that the proposal will promote the public health, safety, or welfare by facilitating development or rehabilitation compatible with the surrounding neighborhood as the substandard lot falls within the range of lots existing on the street. Parcels addressed 852-860 on Vine Street all are within 25 to 30 feet in width and have less than 4,500 sq ft.

## **TECHNICAL REVIEW**

The minor subdivision has received preliminary approvals from MSD, Transportation Planning, and Louisville Fire Department.

## **INTERESTED PARTY COMMENTS**

Staff has received no comments from interested parties concerning this request.

**REQUIRED ACTIONS:**

- **APPROVED** or **DENY** the **Minor Subdivision**.

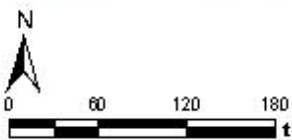
**NOTIFICATION**

Date	Purpose of Notice	Recipients
1/16/19	Hearing before Land Development and Transportation Committee	1 <sup>st</sup> tier adjoining property owners

**ATTACHMENTS**

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

1. **Zoning Map**



# 19MINORPLAT1007

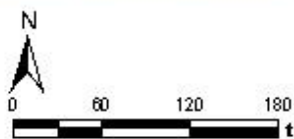
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2. Aerial Photograph



# 19MINORPLAT1007

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3. **Proposed Plat**