

# Development Review Committee Staff Report

May 17, 2017



<b>Case No:</b>	17MINORPLAT1035
<b>Project Name:</b>	Bellavista Woods Lots
<b>Location:</b>	18000 & 18002 Bellavista Woods Pl.
<b>Owners/Applicants:</b>	Mike Monsour
<b>Representative:</b>	Scott Corrick, Mindel Scott & Associates
<b>Project Area/Size:</b>	2.434 Acres
<b>Existing Zoning District:</b>	R-4, Single-Family Residential
<b>Existing Form District:</b>	N, Neighborhood
<b>Jurisdiction:</b>	Louisville Metro <b>Council</b>
<b>District:</b>	19 – Julie Denton
<b>Case Manager:</b>	Jay Lockett, Planner I

## REQUEST

- **Amendment to Record Plat**

## CASE SUMMARY

The applicant proposes to shift a property line into a lot recorded as open space with conditions of approval under Planning Commission docket number 10-52-05; thus, amending PB 53, PG 002, which is in the Bellavista Woods subdivision. The parcels upon which the line shift is proposed is located at the SE corner of the intersection of Bellavista Place and Long Run Road. The line shift will shift the west parcel line of lot 23 40.03' west into recorded open space lot 25. Under docket number 10-52-05, condition of approval #6 states " Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. Lot 25, as exists, is currently 1.961 acres is occupied by a blue-line stream, Long Run Creek with a 100' stream buffer on the east side. The proposed westerly line of lot 23 would encroach into the 25' outer stream buffer of lot 25 and would decrease lot 25 by .178 acres. A note to this effect shall be placed on the record plat." Lots 23 and 25 are both unoccupied.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Single Family Residential	R-4	N
<b>Proposed</b>	Single Family Residential	R-4	N
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Open Space	R-4	N
<b>South</b>	Single Family Residential	R-4	N
<b>East</b>	Single Family Residential	R-4	N
<b>West</b>	Single Family Residential	R-1	N

## PREVIOUS CASES ON SITE

**10-52-05:** Bellavista Woods Subdivision- 23 Buildable lots & 2 Open Space lots

## 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.

## STAFF CONCLUSIONS

The proposed plat has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District. The request by the applicant for a shift in property lines complies with zoning and subdivision regulations. The case was noticed in accordance with policy 3.03 of the Louisville Metro Planning Commission.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for amending the recorded plat in Plat Book 54 Page 86 and the conditions of approval for Planning Commission docket number 10-52-05.

### Required Actions

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

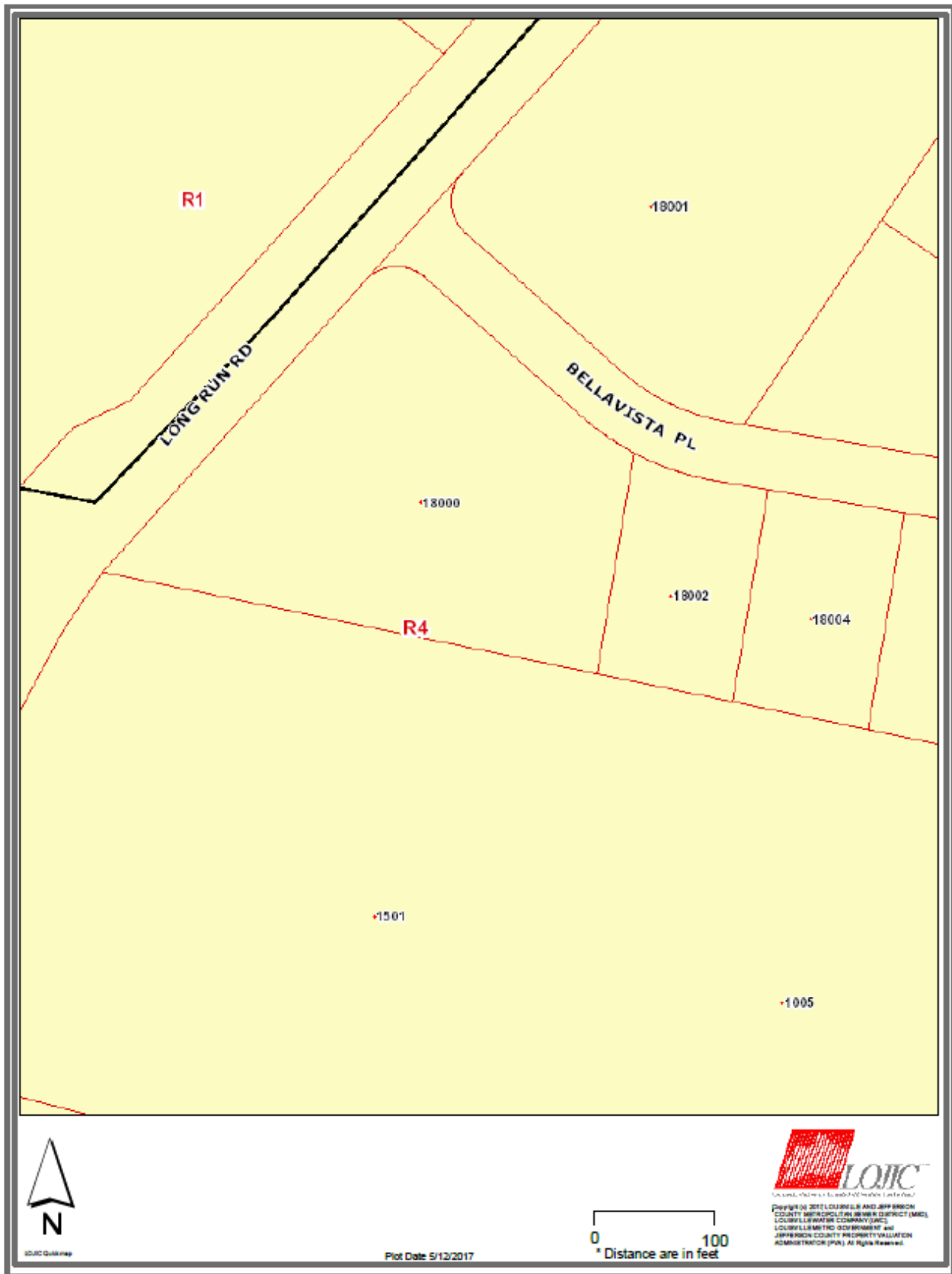
## NOTIFICATION

Date	Purpose of Notice	Recipients
5/4/17	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered neighborhood groups

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



2. Aerial Photograph

