

# Development Review Committee

## Staff Report

May 10, 2023



<b>Case No:</b>	23-MPLAT-0020
<b>Project Name:</b>	Shean Court Minor Plat
<b>Location:</b>	6024 Shean Court
<b>Owner(s):</b>	Shean Court, LLC
<b>Applicant:</b>	Shean Court, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	22 – Robin Engel
<b>Case Manager:</b>	John Michael Lawler, Planner I

### REQUEST(S)

- Record Plat Amendment to create 1 buildable lot from 1 non-buildable lot

### CASE SUMMARY/BACKGROUND

6024 Shean Court is currently a non-buildable lot that contained an old sewer treatment plant that has since been decommissioned and removed. The applicant is asking to amend the Fernbrook Subdivision record plat, DB 33 PG 030, to create an additional buildable lot. The lot is 0.2072 acres with access from Shean Court. The applicant is separately proposing three townhomes on the property in Docket # 23-VARIANCE-0022.

### 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, registered citizens in Council District 24, and the Home Owners Association. 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, MSD and from the Louisville Metro Fire Department.

## **INTERESTED PARTY COMMENTS**

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

## **REQUIRED ACTIONS:**

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

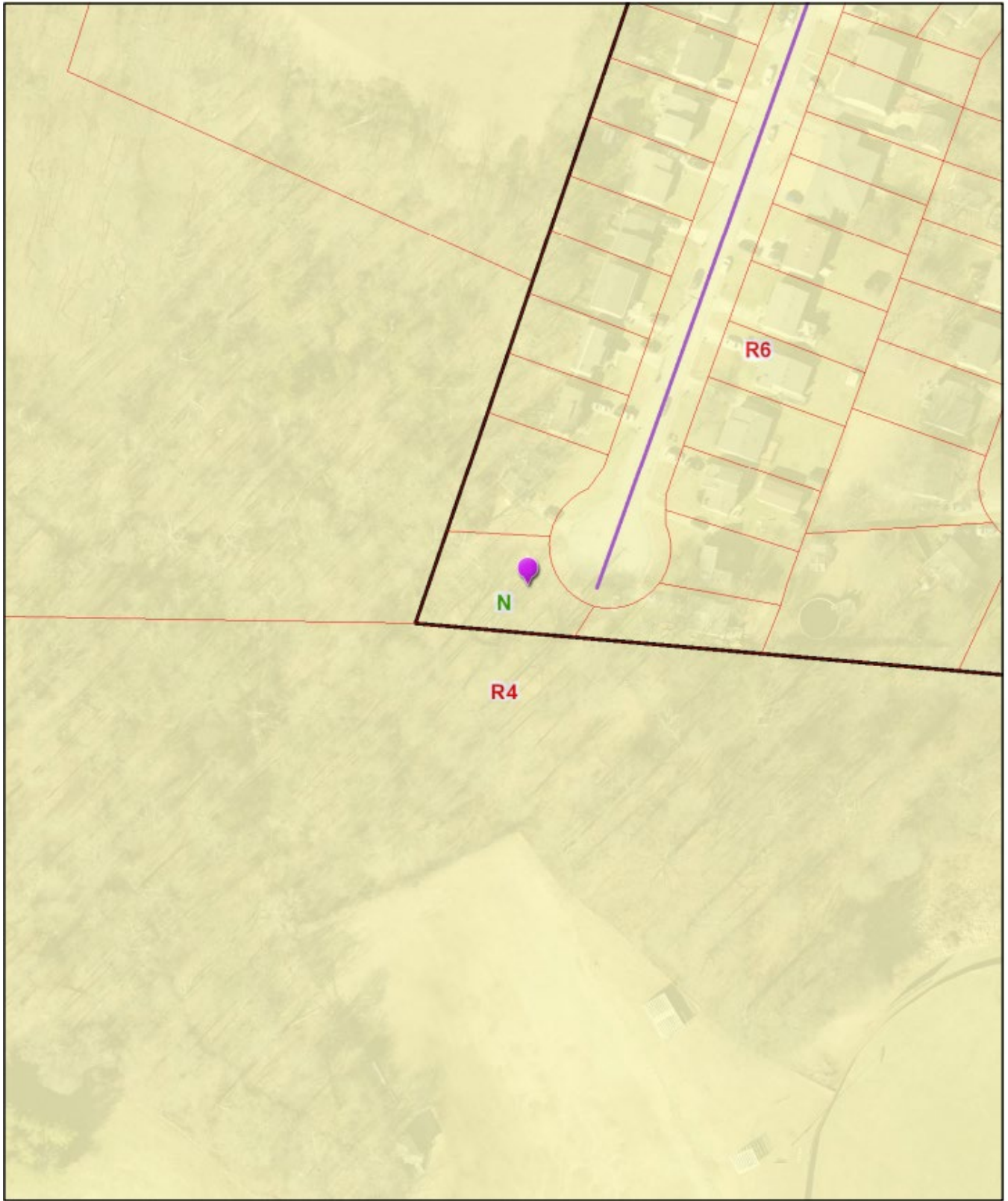
## **NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
<b>4/28/2023</b>	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 22

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

