

Development Review Committee

Staff Report

April 5, 2017



Case No:	16SUBDIV1010
Project Name:	Nonny Lynn Subdivision
Location:	1600 Nonny Lynn Drive
Owner:	Billie Kelly
Representative:	Garber – Chilton Engineers & Land Surveyors, Inc.
Project Area/Size:	2.21 acres
Existing Zoning District:	EZ-1, Enterprise Zoning District
Existing Form District:	TW, Traditional Workplace
Jurisdiction:	Louisville Metro
Council District:	3 – Mary Woolridge
Case Manager:	Joel P. Dock, Planner I

REQUEST

- Major Preliminary Subdivision

CASE SUMMARY

The applicant proposes a major preliminary subdivision to create nine lots on 2.21 acres served by a cross access and shared parking agreement with primary access to the site from 7th Street Road. Seven of the nine lots are occupied by previous development containing building or surface parking areas.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Industrial	EZ-1	TW
Surrounding Properties			
North	Industrial/Flea Market	EZ-1	TW
South	Industrial/Adult Ent.	EZ-1	TW
East	Pool Equipment/Auto.	C-2/C-1	TN
West	Industrial	EZ-1	TW

PREVIOUS CASES ON SITE

Staff found no previous cases on site.

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

There are no technical review items at this time.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for approving a Major Preliminary Subdivision as established in the LDC.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Major Preliminary Subdivision**

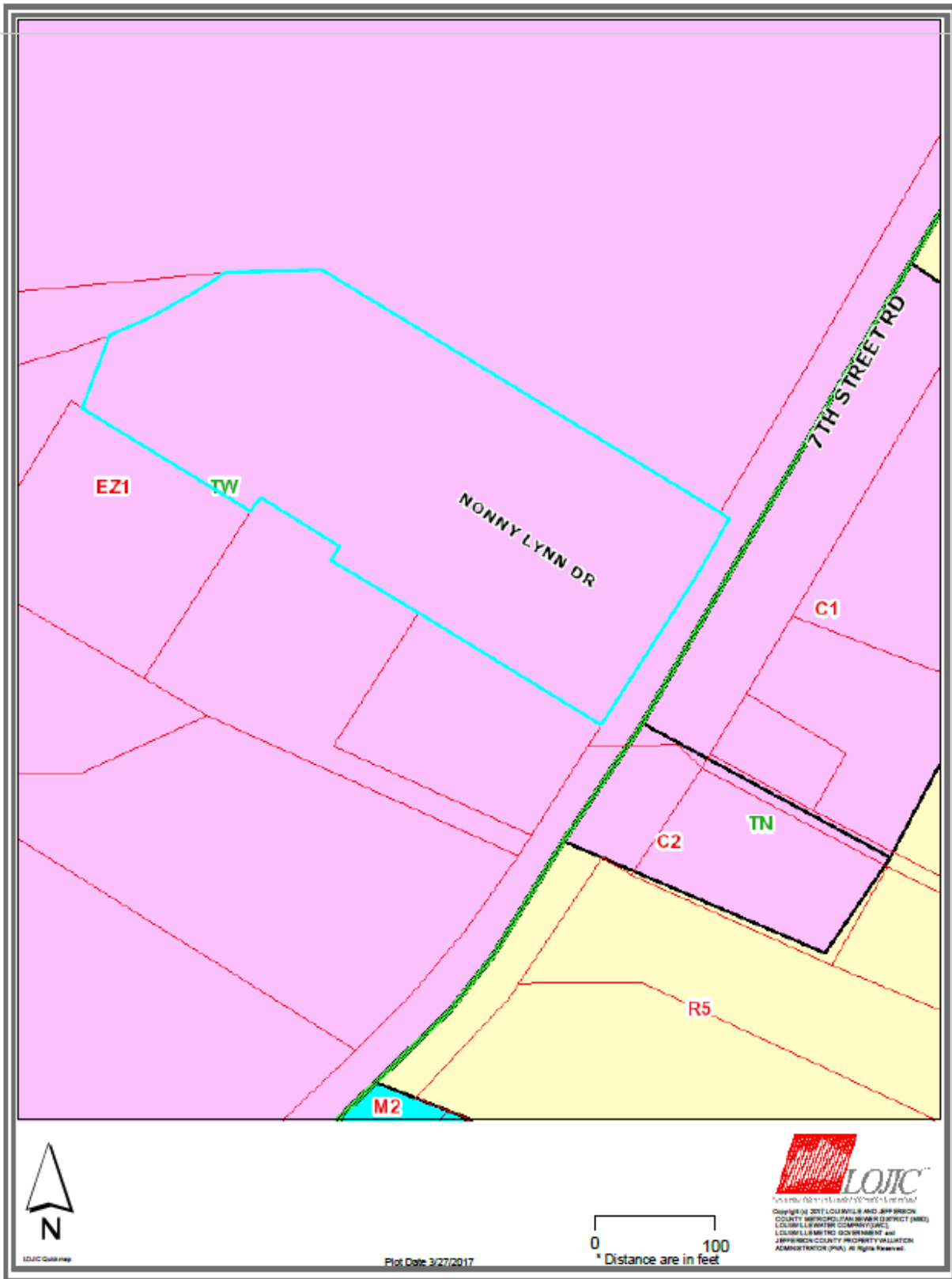
NOTIFICATION

Date	Purpose of Notice	Recipients
3/24/17	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 3.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Conditions of Approval

1. Zoning Map



2. Aerial



3. Proposed Conditions of Approval

1. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
2. A major subdivision plat creating the lots and roadways as shown on the approved preliminary plan shall be recorded prior to issuance of any building permits.
3. The property owner shall provide a cross over access easement and shared parking agreement for all lots shown on the preliminary plan, and record said agreement with the major subdivision plat. A copy of the signed easement agreement shall be provided to Planning Commission legal counsel and staff upon for review.