

Development Review Committee Staff Report

May 17, 2017



Case No:	17MINORPLAT1038
Project Name:	228 Maple Valley Road MP
Location:	228, 230, & 232 Maple Valley Road
Owners/Applicants:	Craig Cox
Representative:	Derrick Holland; Sabak, Wilson & Lingo
Project Area/Size:	2.231
Existing Zoning District:	PRD, Planned Residential Development
Existing Form District:	V, Village
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton
Case Manager:	Jay Lockett, Planner I

REQUEST

- **Amendment to Record Plat**

CASE SUMMARY

The applicant proposes to shift two property lines, one of which will shift into a lot recorded as open space with conditions of approval under Planning Commission docket number 13851; thus, amending PB 54, PG 086, which is in the Arbogate Village, Section 2 subdivision. The parcels upon which the line shifts are proposed are located at the SW side of Maple Valley Road. The line shift will shift the north parcel line of lot 30, 6.44' north into recorded open space lot 1001. Lot 1001, as exists, is currently 1.92 acres and after the proposed shift, the resulting acreage would be 1.865 acres of open space.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single Family Residential	PRD	V
Proposed	Single Family Residential	PRD	V
Surrounding Properties			
North	Open Space	PRD	V
South	Single Family Residential	PRD	V
East	Single Family Residential	PRD	V
West	Single Family Residential	R-4	V

PREVIOUS CASES ON SITE

Planning Commission Docket Numbers: **13851** (R5-A to PRD) & **09-035-05** (R-4 to R5-A)

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.

Required Actions

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

NOTIFICATION

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

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

