

Planning Commission

Staff Report

March 18, 2021



Case No:	20-MPLAT-0028
Project Name:	Minor Subdivision Plat
Location:	1928 Buechel Bank Road
Owner(s):	Novica Tomanic, Fenix Communities LLC
Applicant:	Mike Seely, Mike Seely and Associates
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- Record Plat Amendment to create 3 lots from 1 lots within the Emerald Manor Subdivision Plat Book 8, Page 39.

CASE SUMMARY/BACKGROUND

The applicant is proposing to create 3 new single family lots with one of the lots having an existing single family home. It is zoned R4 within the Neighborhood Form District. The proposed lots meet the required minimum lot width for R-4 zoning (60 feet) and minimum lot area (9,000 sq ft). All the proposed lots will access Handley Avenue.

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 16 as well as all property owners in the adjacent Handley Avenue Cul-de-sac (4106-4131 Handley Ave). 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 Beuchel Fire Department.

INTERESTED PARTY COMMENTS

Staff has received emails regarding the current condition of the property as well as the existing house and are opposed to the creation of more houses.

REQUIRED ACTIONS:

- Uphold or Reverse the DRC Decision to approve the Record Plat Amendment.

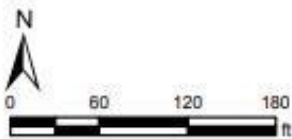
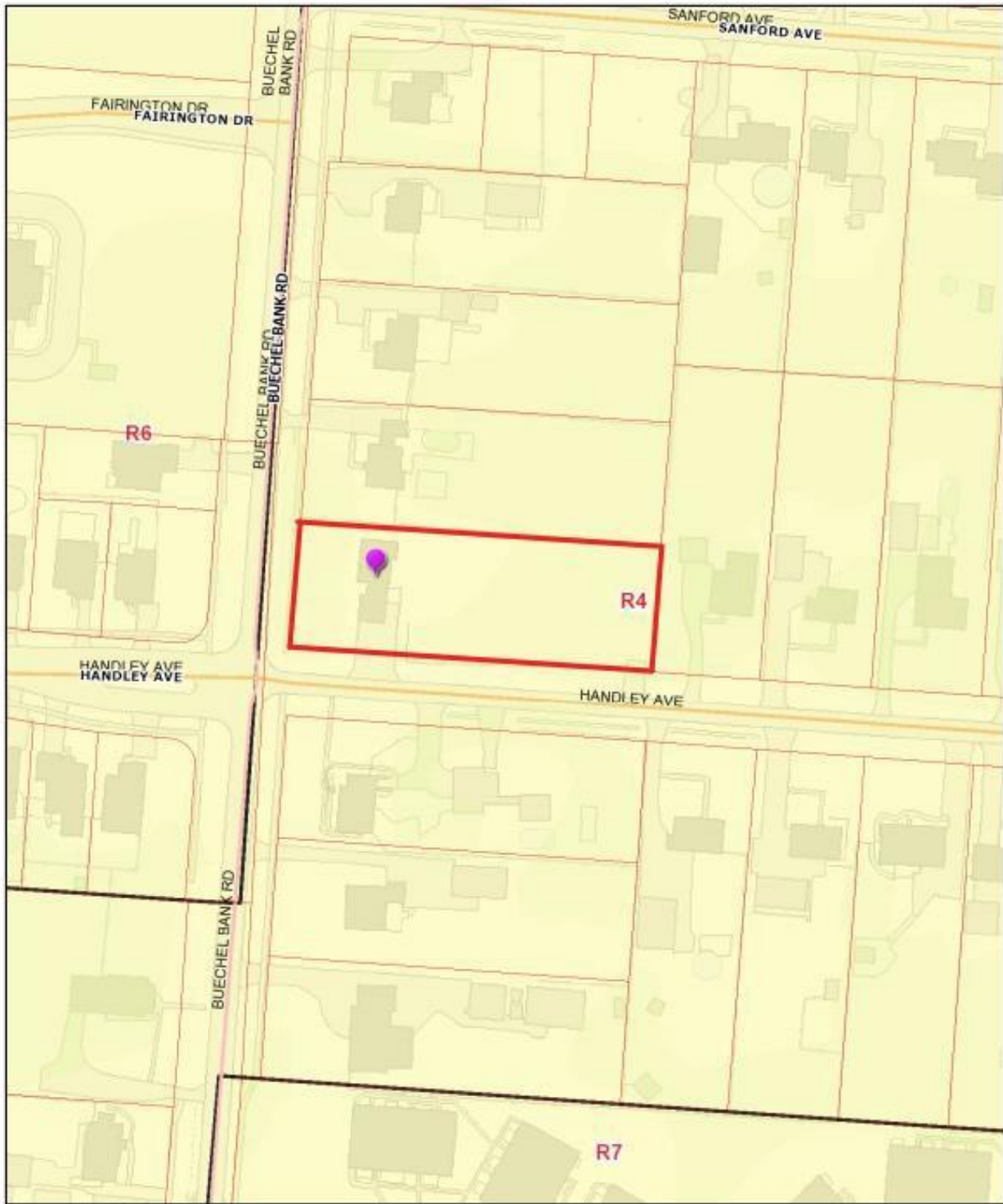
NOTIFICATION

Date	Purpose of Notice	Recipients
3/2/21	Hearing before DRC	1 st tier adjoining property owners and all property owners in the adjacent Handley Avenue Cul-de-sac (4106-4131 Handley Ave). Registered Neighborhood Groups in Council District 2.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



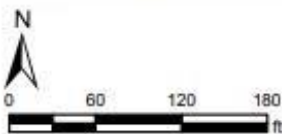
Tuesday, February 9, 2021 | 5:32:31 PM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



Tuesday, February 9, 2021 | 5:33:54 PM



LOJIC © 2021

This map is not a legal document and should only be used for general reference and identification