

Planning Commission Staff Report

March 19, 2015



Case No.:	15STREETS1004
Request:	Street Name Change of Rock Bluff Drive to River Rock Drive
Project Name:	Rock Bluff Drive Street Name Change
Location:	5512 Rock Bluff Dr. & 11001 Pebble Creek Dr.
Owner:	Louisville Metro
Applicant:	Rock Springs Farms, LLC
Representative:	Sabak, Wilson & Lingo, Inc.
Jurisdiction:	Louisville Metro
Council District:	16 – Kelly Downard
Case Manager:	David B. Wagner – Planner II

REQUEST

- Street Name Change of Rock Bluff Drive to River Rock Drive

CASE SUMMARY/BACKGROUND/SITE CONTEXT

In the original lay out of Rock Springs Farm Subdivision, this stub was to connect to the other portion of Rock Bluff Drive. Instead of one continuous loop, two cul-de-sacs have been created under a Revised Preliminary Major Subdivision plan (#15SUBDIV1001). Therefore, one of the two portions of Rock Bluff Drive would need to be re-named.

Existing Zoning District: R-4, Single Family Residential
 Proposed Zoning District: N/A
 Existing Form District: Neighborhood
 Existing Use: Right-of-Way
 Proposed Use: N/A
 Minimum Parking Spaces Required: N/A
 Maximum Parking Spaces Allowed: N/A
 Parking Spaces Proposed: N/A

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	ROW	R-4	Neighborhood
Proposed	N/A	N/A	N/A
Surrounding Properties			
North	Single Family Residential	R-4	Neighborhood
South	Single Family Residential	R-4	Neighborhood
East	Single Family Residential	R-4	Neighborhood
West	Single Family Residential	R-4	Neighborhood

PREVIOUS CASES ON SITE

- 15SUBDIV1001: Revised Preliminary Major Subdivision for Section 3C, 5A, and 5B
- Plat Book 53, Page 37: Rock Springs Farm, Section 3A
- 15476: Revised Preliminary Major Subdivision
- 10-47-05: Preliminary Major Subdivision Plan

INTERESTED PARTY COMMENTS

- Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

- Land Development Code

TECHNICAL REVIEW

- The request complies with the regulations within the Land Development Code and has been approved by E-911/MetroSafe and the Worthington Fire Department

STAFF CONCLUSIONS

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

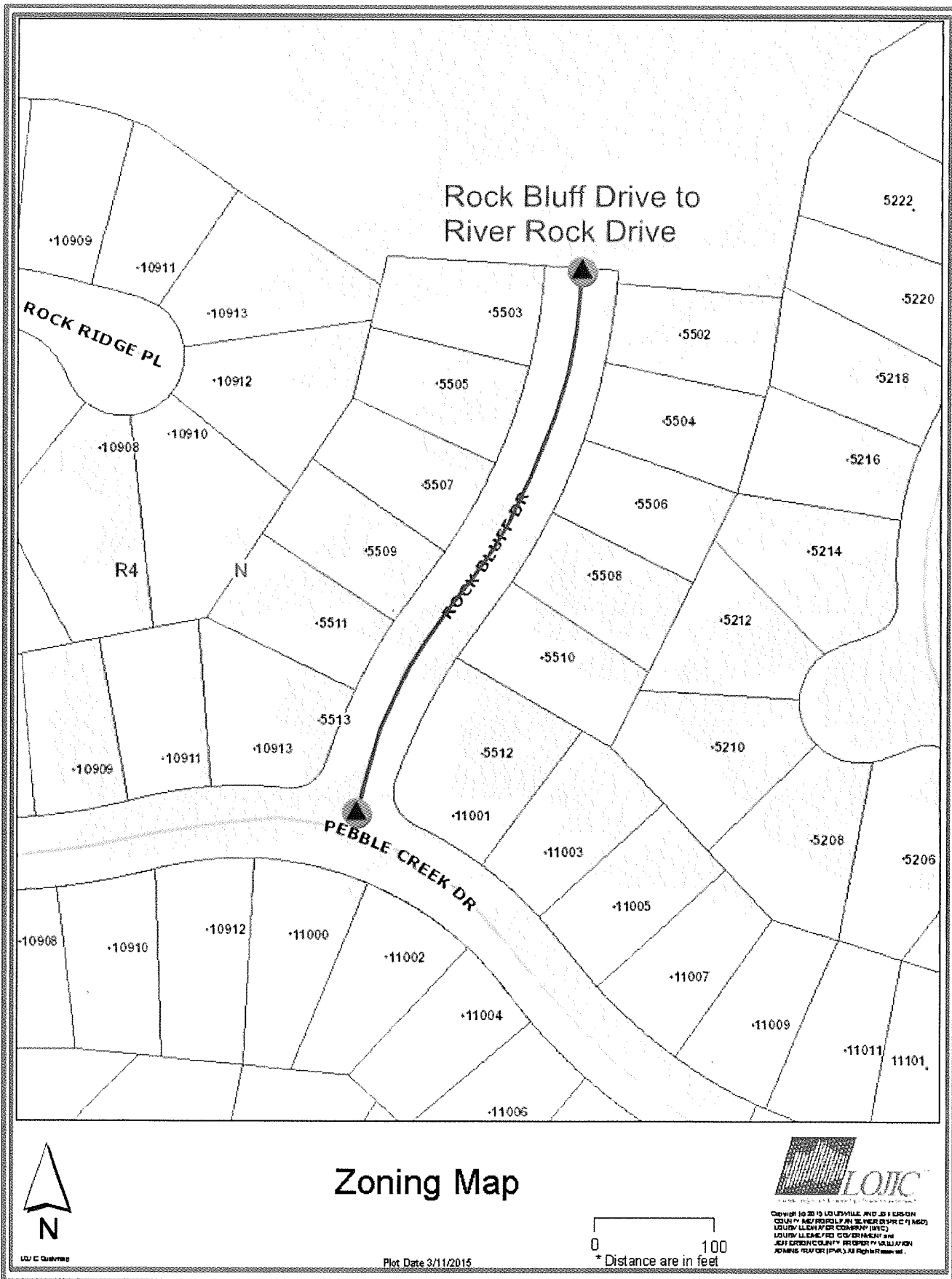
NOTIFICATION

Date	Purpose of Notice	Recipients
3/6/15	Meeting before DRC	1 st tier adjoining property owners Subscribers to Council District 16 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph



**Development Review Committee
Staff Report**
March 18, 2015



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STAFF CONCLUSIONS

The proposal is in order to be placed on the earliest possible Consent Agenda of the Planning Commission unless an interested party requests a public hearing.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must **SCHEDULE** this proposal for a Planning Commission **PUBLIC HEARING, BUSINESS SESSION, or CONSENT AGENDA.**

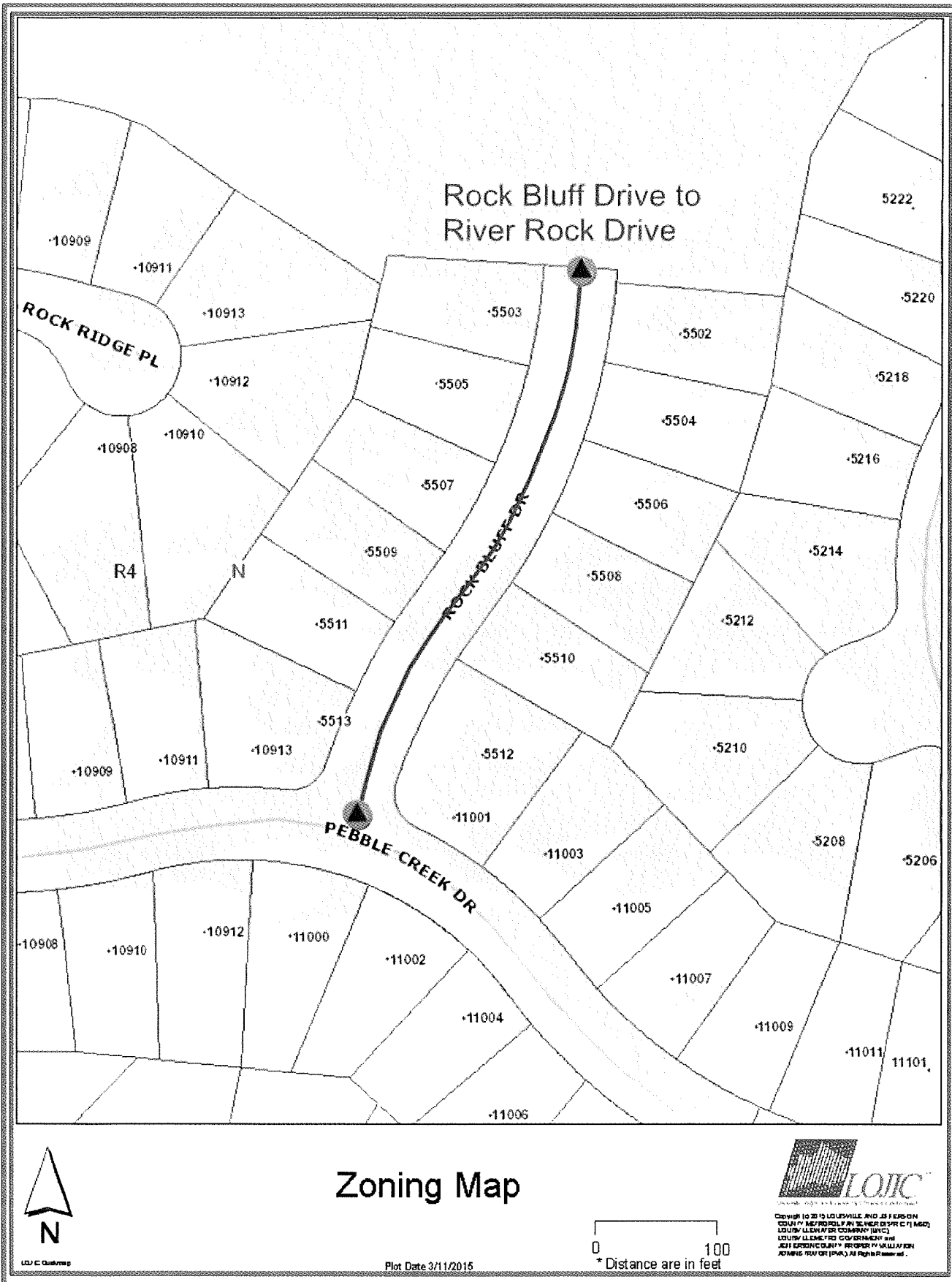
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