

Development Review Committee

Staff Report

December 20, 2017



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| Case No: | 17DEVPLAN1221 |
| Request: | Sidewalk Waiver |
| Project Name: | Hopewell Road Sidewalk Waiver |
| Location: | 4912 Hopewell Road |
| Owner: | Scott Dudek |
| Applicant: | Scott Dudek |
| Jurisdiction: | Louisville Metro |
| Council District: | 20 – Stuart Benson |
| Case Manager: | Brian Davis, AICP, Planning Manager |

REQUEST

- Waiver to waive sidewalk requirement along Hopewell Road frontage

CASE SUMMARY/BACKGROUND

The applicant is constructing a single family residence on an existing 0.938 acre parcel. The parcel previously had a single family structure which was demolished. The construction of the new residence requires the sidewalk construction along Hopewell Road (approximately 382 feet of frontage).

STAFF FINDINGS

The applicant states there are no other sidewalks within the vicinity of the project. A visual survey of aerial photos confirms this statement.

TECHNICAL REVIEW

- The Floyds Fork DRO review of the site has been approved by staff under Section 3.1.B.4.b.i. (construction of a structure on a lot created prior to the application of the Development Review Overlay).
- Transportation Review has stated that sidewalks are constructible; however, there are currently no sidewalks along Hopewell Rd and no TARC service.

INTERESTED PARTY COMMENTS

Staff has not received any comments regarding this case.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 5.8.1.B TO NOT PROVIDE SIDEWALKS ALONG HOPEWELL ROAD

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since there are currently no existing sidewalks along Hopewell Road.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. Granting this waiver would not violate the comprehensive plan as there are no other pedestrian facilities in the area and there are no local mass transit stops.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant since they are reconstructing a single family structure on the lot and not doing significant development beyond that.

REQUIRED ACTIONS

- The Development Review Committee shall **APPROVE** or **DENY** the Sidewalk Waiver.

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|------|--------------------|--|
| | Hearing before DRC | 1 st and tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals |

ATTACHMENTS

1. Aerial Photograph

1. Aerial Photograph

