

Development Review Committee
Staff Report
July 19, 2017



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| Case No: | 17MINORPLAT1045 |
| Project Name: | Revision of Lot 85 of the Meadow Hill Subdivision |
| Location: | 1120 Clay Avenue |
| Owner(s): | Dennis Potts |
| Applicant: | Todd K. Willett |
| Jurisdiction: | Louisville Metro |
| Council District: | 13 – Vicki Aubrey Welch |
| Case Manager: | Brian Mabry, Planning & Design Supervisor |

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND

The applicant proposes to create two lots from one in the Meadow Hill Subdivision. This subdivision was recorded in 1921 and consists of medium density single family homes. The lot is located on the south side of Clay Avenue in between Earlann Drive and Preston Highway, having frontage solely on the local-class road (Clay Avenue). The lot is currently accessed through a residential driveway from Clay Avenue. The two new lots will have separate driveways. The current lot is 19,324 square feet, 184.89 feet wide (road frontage), trapezoidal in shape, and contains a single-family structure with a detached garage. After the subdivision, Tract 1 (where the existing residence is located) will be 11,990 square feet and Tract 2 (vacant) will be 7,334 square feet. 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.

STAFF FINDING

- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.
- The request complies with all zoning and subdivision regulations.

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 Land Development Code (LDC) for amending the recorded plat.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, and the Okolona Fire Protection District.

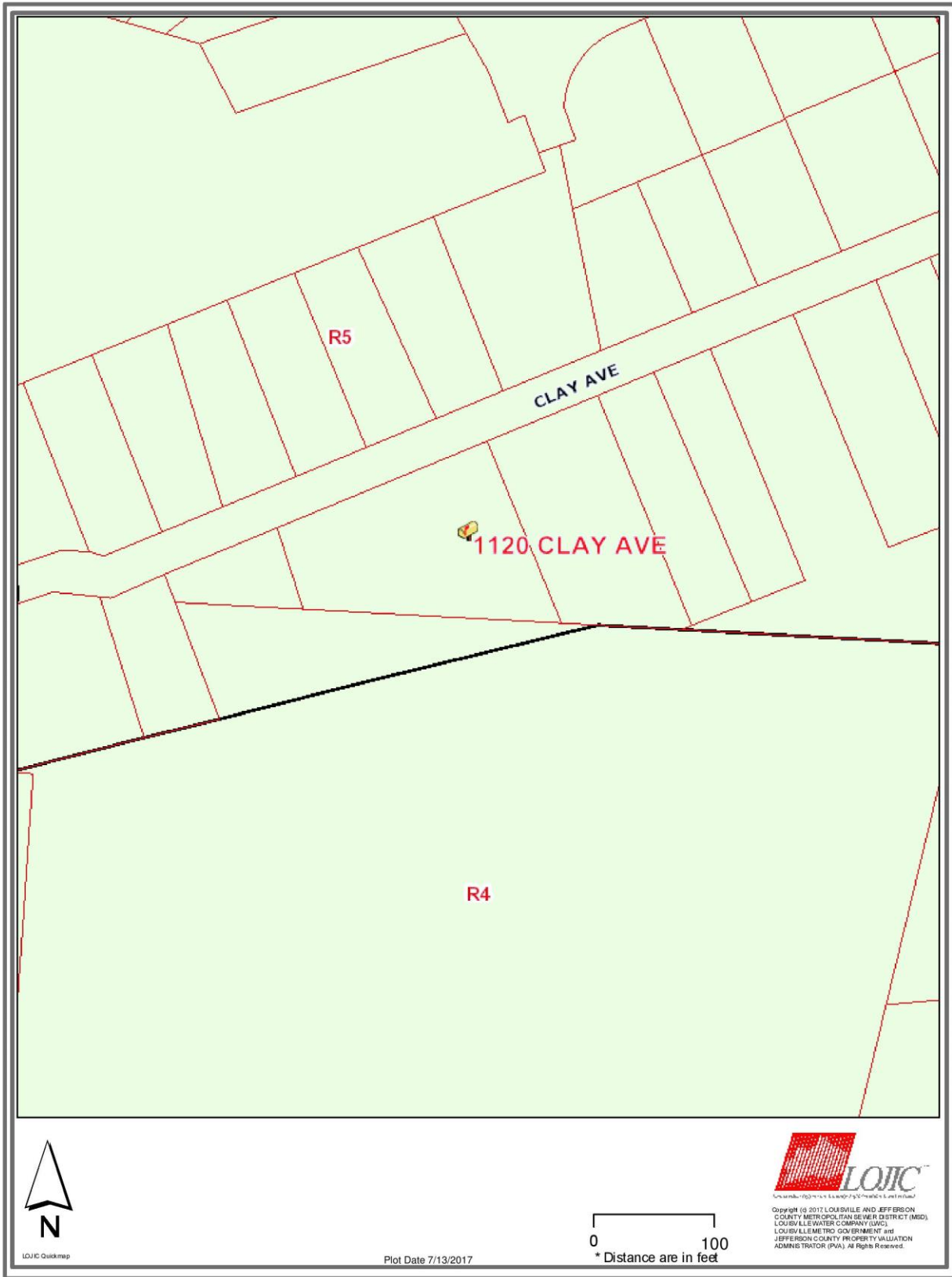
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|--------------------|---|
| 7/6/2017 | Hearing before DRC | 1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Plat

1. **Zoning Map**



2. Aerial Photograph



3. **Proposed Plat**

