

Development Review Committee

Staff Report

August 16, 2017



Case No:	16MINORPLAT1125
Project Name:	Pearlman Minor Plat
Location:	2401 Dundee Road
Owner(s):	Stuart & Carole Pearlman
Applicant:	Cardinal Surveying – Richard Matheny
Jurisdiction:	Louisville Metro
Council District:	8 – Brandon Coan
Case Manager:	Dante St. Germain – Planner I

REQUEST

- **Minor Plat** to amend a record plat and create two lots from one.

CASE SUMMARY/BACKGROUND

The subject property is partially included in the Sils 4th Addition subdivision, recorded in 1921 in plat book 3 page 21. The subdivision boundary line cuts diagonally through the subject property from north-west to south-east. The applicant proposes to create two lots from the subject property, with both lots partially included in the subdivision recorded on the 1921 plat. The applicant requests approval of the minor plat to amend the recorded plat.

STAFF FINDING

- Staff finds that proper notice was provided to amend plat book 3 page 21.
- 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.
- The request complies with all zoning and subdivision regulations.

Based upon the information in the staff report, and 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.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, the Louisville Fire Department, and Louisville Metro Emergency Services.

The request complies with all zoning and subdivision regulations.

INTERESTED PARTY COMMENTS

Staff received three requests for general information, one of which included objections to the changing character of the neighborhood. Please see Attachment 4 for the citizen comments.

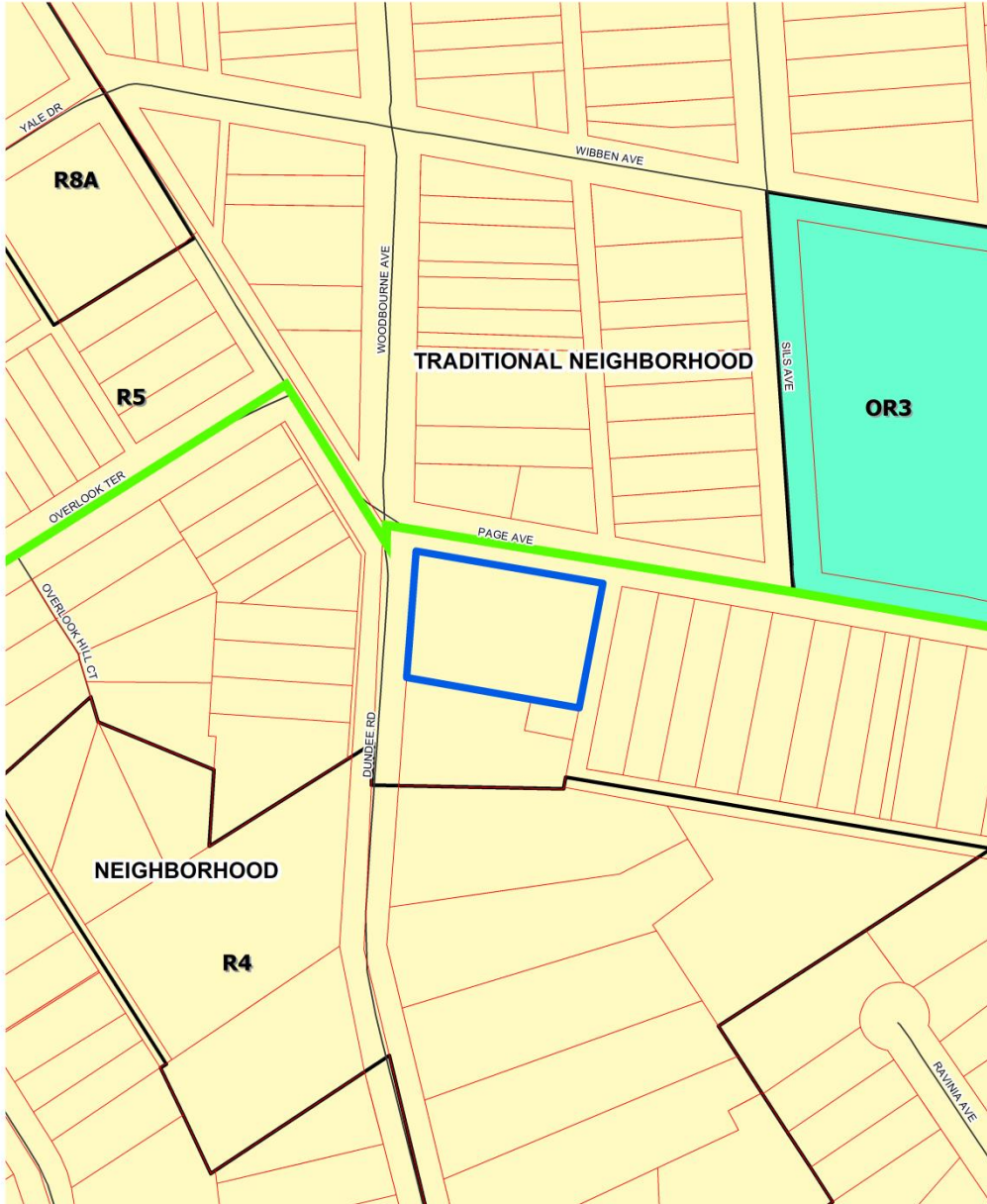
NOTIFICATION

Date	Purpose of Notice	Recipients
08-04-2017	DRC Public Meeting	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 8

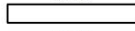
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Minor Plat
4. Citizen Comments

1. Zoning Map



2401 Dundee Road
feet



140
Map Created: 8/7/2017

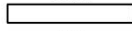


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2. Aerial Photograph



2401 Dundee Road
feet



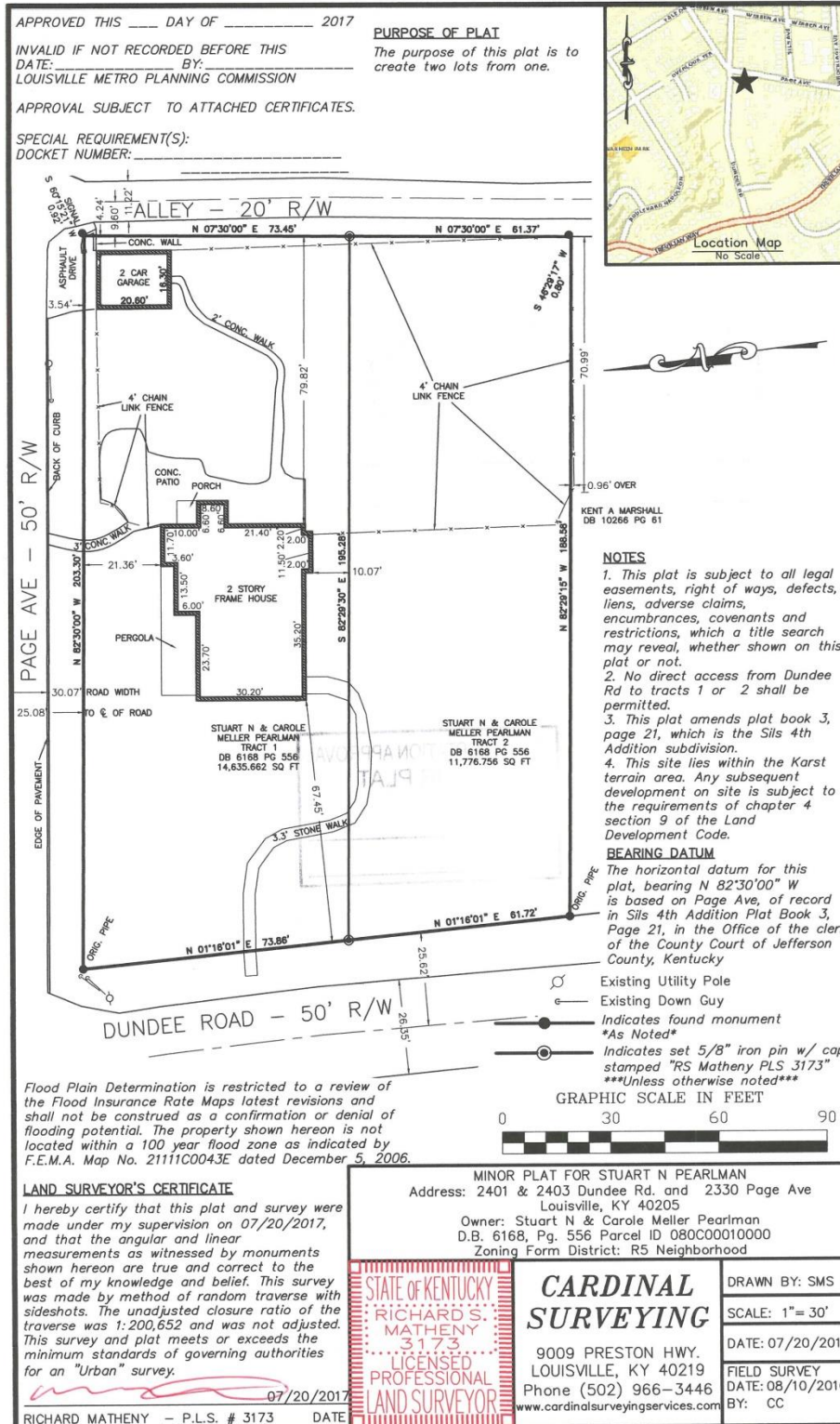
90

Map Created: 8/7/2017



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3. Minor Plat



4. Citizen Comments

St. Germain, Dante

From: Christopher Padgett <chrispadgett1@mac.com>
Sent: Friday, August 04, 2017 11:33 AM
To: St. Germain, Dante
Cc: Coan, Brandon
Subject: Fwd: Case No. 16MINORPLAT1125 - 2401 Dundee Road
Attachments: 16MINORPLAT1125_DRC+Notice_08.16.17.pdf

Can you please help me understand what is being proposed? I reviewed the documents on-line and they provide no information. As a property owner in the area, I should be able to read a document that coherently explains what is being proposed.

Broadly speaking, Metro Planning is *wrecking* this area and allowing development inconsistent with the Belknap Neighborhood Plan. Between the Dundee Apartments at the corner of Yale and Dundee, the CVS, and allowing multiple restaurants to operate without appropriate parking allocation (Migo's, Dundee Tavern, Havana Rumba, Great Flood, North End Cafe collectively), what was once a tranquil residential neighborhood is now filled with out of area vehicles that block driveways and litter beer cans and cigarette butts on our street. Property values are now dropping on Boulevard Napoleon. Patrons litter in our yards *every night*. Parking is a nightmare Thurs-Sunday. This is completely against the Belknap Neighborhood Plan — which is supposed to prevent commercial incursions into the residential neighborhood. Metro Planning and Design is allowing development inconsistent with the Neighborhood Plan. Why are you not taking into consideration the totality of the commercial development when you are approving plans? Instead it feels to me as though Metro Planning and Design is reviewing these as discrete projects — they are not discrete — collectively they are part of a neighborhood ecosystem. And it is being wrecked with incursions.

Begin forwarded message:

From: Council District 8 Notification of Development Proposals <development-notifications@public.govdelivery.com>
Subject: Case No. 16MINORPLAT1125 - 2401 Dundee Road
Date: August 4, 2017 at 10:32:50 AM EDT
To: chrispadgett1@mac.com
Reply-To: development-notifications@public.govdelivery.com

- [16MINORPLAT1125_DRC+Notice_08.16.17.pdf](#)

Having trouble viewing this email? [View it as a Web page.](#)



Visit <http://www.louisvilleky.gov>
Contact a Metro Department

St. Germain, Dante

From: Bob Manning <bmannings2439@gmail.com>
Sent: Monday, August 07, 2017 7:36 AM
To: St. Germain, Dante
Cc: Coan, Brandon; Masterson, Jasmine
Subject: Question regarding case 16MINORPLAT1125

Dear Mr. St. Germain,

I signed up with Brandon Coan's office to receive email notifications regarding development proposals. Case 16MINORPLAT1125 caught my attention. I was very pleased to learn that I could go online to find the relevant documents.

(Actually I should say I was amazed: I was a Building Inspector for the City 50 years ago. We would have given anything for such resources.)

Can you answer a question for me? I looked at the list of Agency Comments and clicked on each of the links (see below), but some of the links produced documents with no contents. Is that normal?

Many thanks,

Bob Manning

Agency Comments

Problem Link	Review Type	Assign To	Comments Due Date	Start Date	Complete Date	Status
425406	PDS INTAKE		09/14/2016	08/29/2016	08/29/2016	APPROVED
425446	METRO DPW		09/14/2016	09/06/2016	09/06/2016	REVISIONS
425447	MSDPRELIM	23593	09/14/2016	09/08/2016	09/08/2016	APPROVED
425448	PDS		09/14/2016	09/14/2016	09/14/2016	REVISIONS
425918	METRO DPW	TMARKERT	08/02/2017	07/27/2017	07/27/2017	APPROVED
426221	PDS		08/02/2017	08/01/2017	08/01/2017	APPROVED

St. Germain, Dante

From: Kent Marshall <kent_marshall@b-f.com>
Sent: Monday, August 07, 2017 9:20 AM
To: St. Germain, Dante
Subject: About 2401 Dundee Road Case # 16MinorPlat1125

Hi

I just received a notice on Saturday about 2401 Dundee Rd. I will try and make the meeting on August 16th. But with the very short notice not sure I can rearrange my work schedule. Is that a typical notice time? Seems like more time should be given for people to be available.

Anyways,

I have a few concerns and thoughts. Again everybody has the right to do with their property what they want.

1. In the filing paperwork. Says there have been no changes to their lots (for various development proposals)but my property has a lot 203. That came from 78 in the Lojic system. Not sure it matters but I just wanted to bring it up.
2. Drainage. Being on a hill we already have drainage issues. I-assume the property will drain down the hill and not toward my property?
3. How close to the property line will house and structures be allowed and driveway? Mainly worried about noise. One of the reasons I purchased my house was the distance apart to be honest.
4. Property line most of the big trees are on my property. Concerned about them damaging the roots. and the hedge and existing fence line.
5. Where will the house be placed on the lot?
6. I assume they have to abide by the Louisville noise ordinance 7am-9pm correct?
7. During construction. I do not want construction vehicles etc to park in my front driveway and or property. And will enforce that. Had some recent issues with Tree services parking there while working on my neighbors house and damaged it.
8. Alley. As our primary access to house, garage and driveways is from alley. We need to make sure the alley is not blocked. As garbage, recyclables etc is picked up there as well.

Thanks again. New to this process. I just would rather get the facts straightened so this can be a good experience for everyone.

Kent Marshall
System Architect
Brown-Forman Corp
502-774-7686