

Development Review Committee
Staff Report
March 15, 2017



Case No:	16MINORPLAT1132
Project Name:	Hartlage Court & St. Denis Avenue
Location:	2911 Hartlage Court
Owners/Applicants:	George Koppel Jr. and Eula Koppel
Representative:	Gary Dukes, PLS
Project Area/Size:	.92 acre
Existing Zoning District:	C-1, Commercial
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	3 – Mary C Woolridge
Case Manager:	Laura Mattingly, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to create four lots from one in the Ed & J.W. Hartlage Farm. This subdivision was recorded in 1938 and now consists of medium density single family homes with a small amount of commercially zoned properties. The proposed lots are near the city of Shively just east of I-264, which now bisects the originally recorded subdivision. The lot currently is accessed from St. Denis Avenue to the north and Hartlage Court to the west. With the proposed subdivision, access will remain the same for all new lots, with the exception of Lot 4, which will have to create new access from Hartlage Court, a local road.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Multi-Family Residential	R-4	Neighborhood
Proposed	Multi-Family Residential	R-4	Neighborhood
<i>Surrounding Properties</i>			
North	Single Family Residential	R-5	Neighborhood
South	Mixed Commercial	C-1, C-2	Neighborhood
East	Commercial, Single Family Residential	R-5, R-6, C-1	Neighborhood
West	Single Family Residential	R-5, C-1	Neighborhood

PREVIOUS CASES ON SITE

Plat Book 8 Page 41: The Ed & J.W. Hartlage Farm

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code (LDC)

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 record plat amendment.

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, and the Shively Fire Department. The request complies with all zoning and subdivision regulations.

STAFF CONCLUSIONS

Record Plat Amendment

- 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 LDC for amending the recorded plat.

Required Actions

- **APPROVE** or **DENY** the record plat amendment.

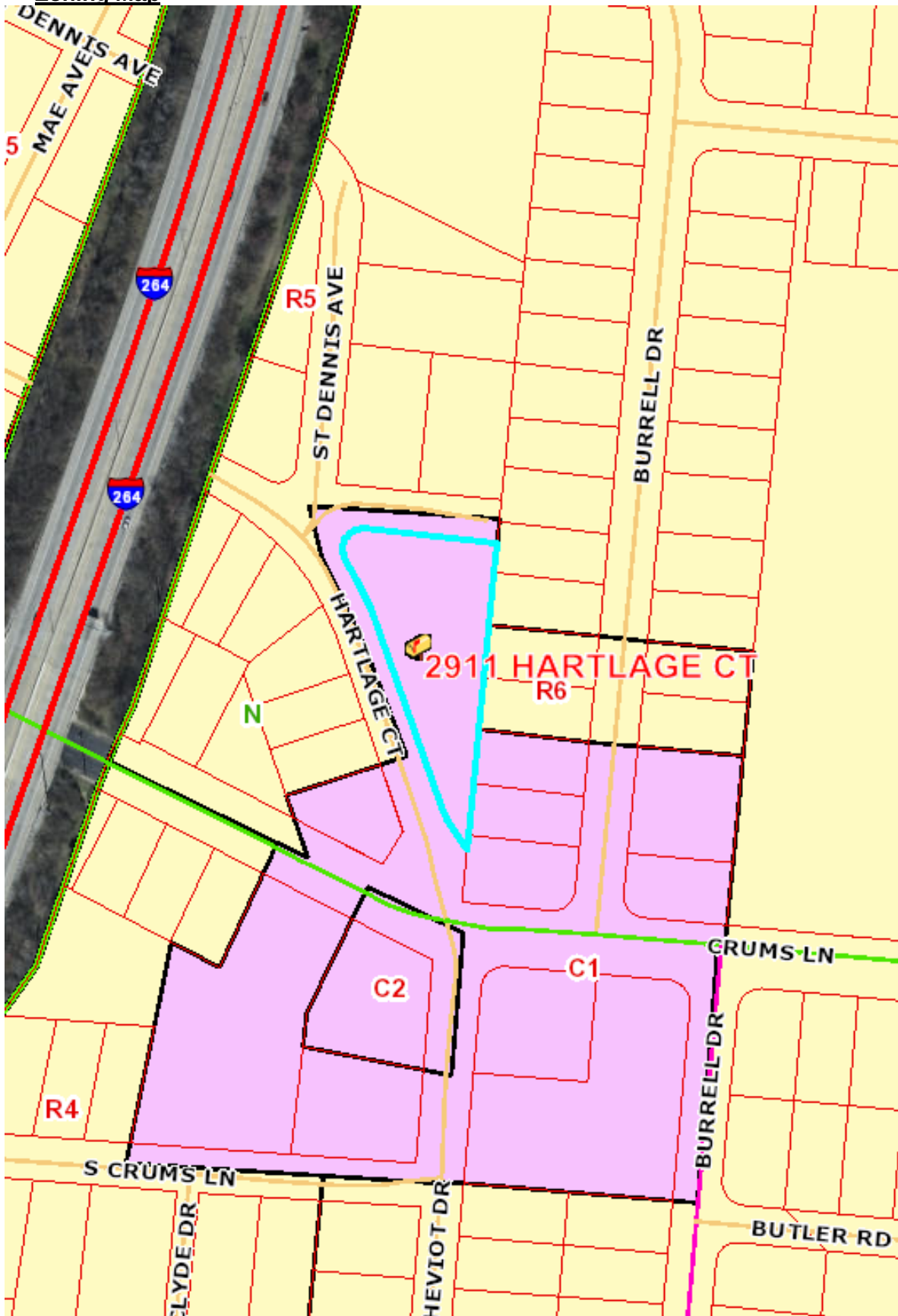
NOTIFICATION

Date	Purpose of Notice	Recipients
03/01/17	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

