

Development Review Committee

Staff Report

May 18, 2016



Case No:	16MINORPLAT1030
Project Name:	ARBORGATE VILLAGE
Location:	232, 234 & 236 Maple Valley Road
Owners/Applicants:	CR Development, Inc.
Representative:	Sabak, Wilson, & Lingo, Inc.
Project Area/Size:	2.156 Acres
Existing Zoning District:	PRD Planned Residential Development
Existing Form District:	Village
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton
Case Manager:	Brian Davis, AICP, Planning Manager

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to shift the property lines of two residential building lots and one open space “non-buildable lot” in the Arborgate Village, Section 2 subdivision of record in plat book 54, page 86. Note 7 of the recorded plat states, as follows:

All open space shall not be further subdivided or developed for any other use and shall remain as open space unless otherwise approved by the Louisville Metro Planning Commission.

The proposed amendment results in a minimal decrease in the amount of open space, simultaneously, converting a portion of an open space “non-buildable” lot into a residential “buildable” lot.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Residential and Open Space Lots	PRD	V
Proposed	Residential and Open Space Lots	PRD	V
Surrounding Properties			
North	Single Family Residential	R-4	V
South	Single Family Residential	R-4	V
East	Single Family Residential	R-4	V
West	Residential and Open Space Lots	PRD	V

PREVIOUS CASES ON SITE

<u>9-39-05:</u>	Change-in-zoning from R-4 to R-5A with Landscape waivers (Approved).
<u>12633:</u>	Revised Detailed District Development Plan (Approved).
<u>13851:</u>	Change-in-zoning from R-5A to PRD (Approved).
<u>Plat Book 54, Page 86:</u>	Arborsgate Village, Section 2 Subdivision (Recorded 11/18/2014)
<u>15MINORPLAT1079:</u>	Amend record plat for a similar type of line shift (Approved).

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 and the Metropolitan Sewer District.

The request complies with all zoning and subdivision regulations.

The approved Revised Detailed District Development Plan of change-in-zoning case 9-13851-10 required 47,421 SF of open space to be provided. The plan provided 96,623 SF. The proposed open space provided still well exceeds the required 47,421 SF.

STAFF CONCLUSIONS

Record Plat Amendment

- The proposed plat has received preliminary approvals from Transportation Planning and the Metropolitan Sewer District.
- The request complies with all zoning and subdivision regulations.
- This case was noticed in accordance with Policy 3.03 of the Louisville Metro Planning Commission.

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.

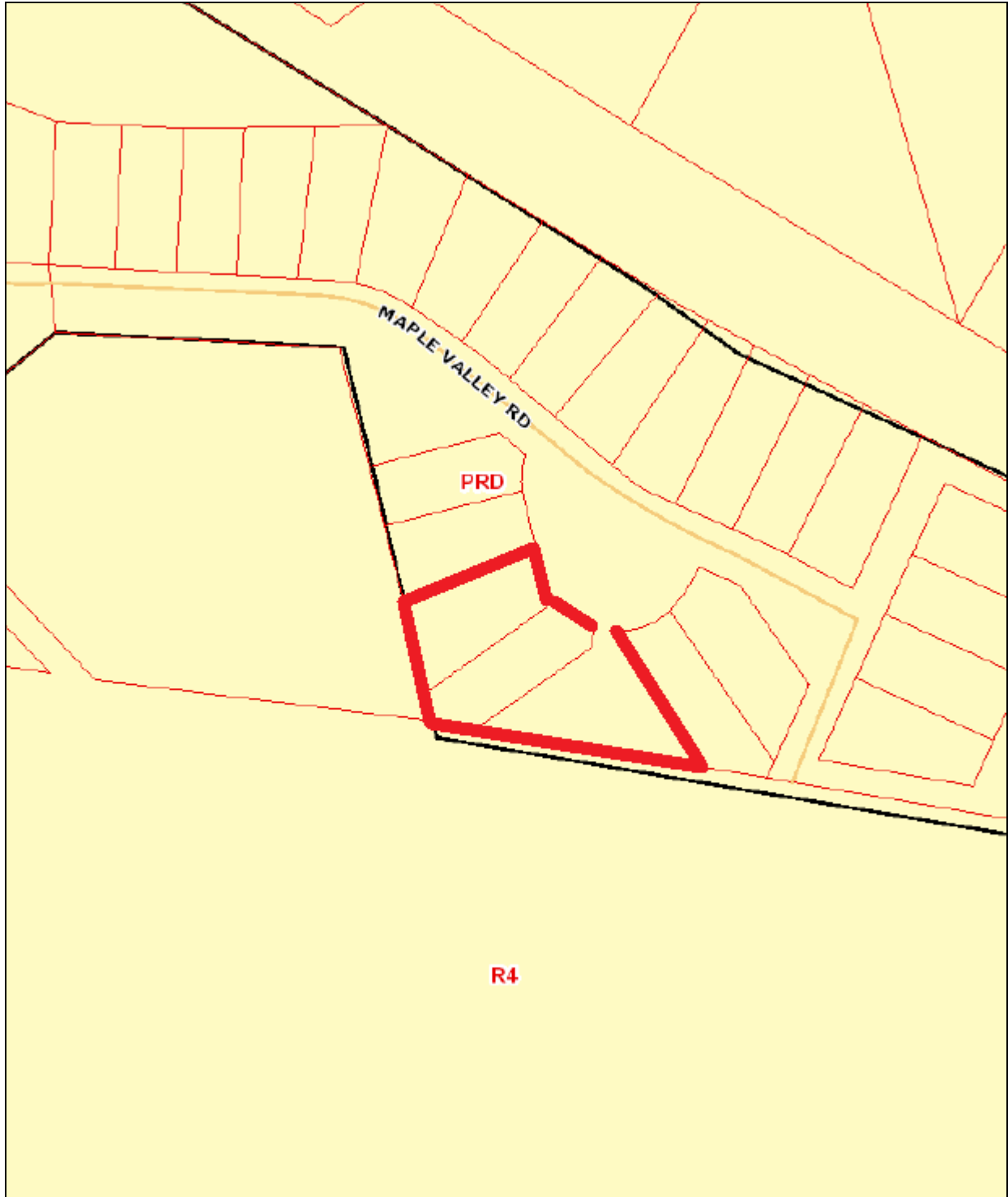
NOTIFICATION

Date	Purpose of Notice	Recipients
5/4/2016	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

