

Development Review Committee Staff Report

November 30, 2016



Case No:	16MINORPLAT1143
Project Name:	Deddens Minor Plat
Location:	1211 Vim Dr
Owners/Applicants:	Tony M Deddens
Representative:	Cardinal Surveying
Project Area/Size:	.3122 Acres
Existing Zoning District:	R-5, Single-Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	21 – Dan Johnson
Case Manager:	Jay Lockett, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY

The applicant proposes to create two tracts from one tract; thus, amending PB 03, PG 035, which is in the Buchart subdivision. The property proposed for subdivision is located at the NE corner of the intersection of Marion Ave and Vim Dr. The subdivision will create two parcels, one containing all existing structures to remain, and one with an existing shed to be removed. A shared private access agreement is to be granted and recorded with the plat to serve both properties using an existing access point.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single Family Residential	R-5	N
Proposed	Single Family Residential	R-5	N
Surrounding Properties			
North	Vacant	R-4	N
South	Church	R-5	N
East	Single Family Residential	R-5	N
West	Single Family Residential	R-5	N

PREVIOUS CASES ON SITE

None

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 applicant has agreed to relocate an existing fence that is encroaching the public right-of-way.

The request complies with all zoning and subdivision regulations.

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.

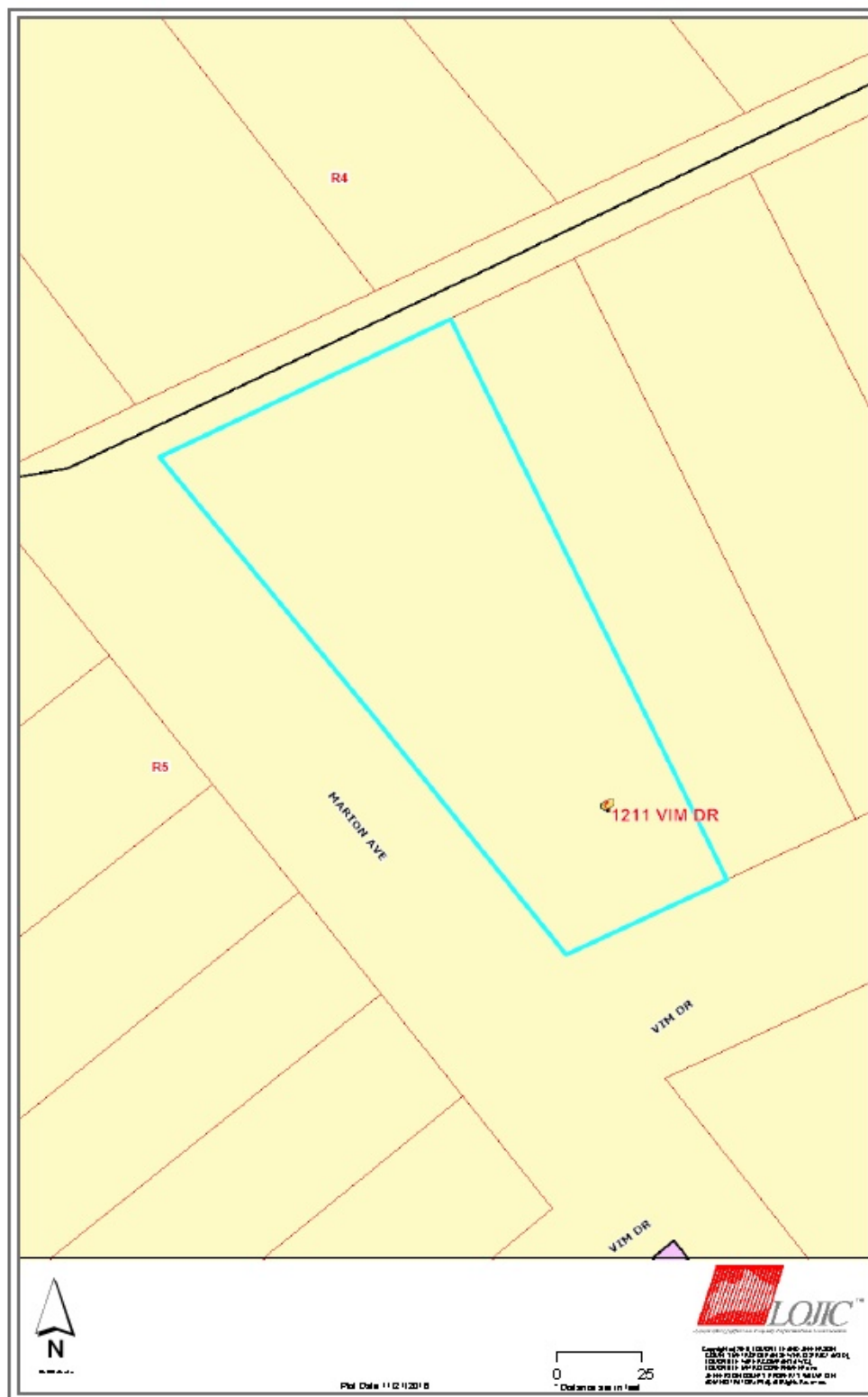
NOTIFICATION

Date	Purpose of Notice	Recipients
11/16/16	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

