

**Development Review Committee**  
**Staff Report**  
March 15, 2017



<b>Case No:</b>	16MINORPLAT1132
<b>Project Name:</b>	Hartlage Court & St. Denis Avenue
<b>Location:</b>	2911 Hartlage Court
<b>Owners/Applicants:</b>	George Koppel Jr. and Eula Koppel
<b>Representative:</b>	Gary Dukes, PLS
<b>Project Area/Size:</b>	.92 acre
<b>Existing Zoning District:</b>	C-1, Commercial
<b>Existing Form District:</b>	N, Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	3 – Mary C Woolridge
<b>Case Manager:</b>	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
<b><i>Subject Property</i></b>			
<b>Existing</b>	Multi-Family Residential	R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-4	Neighborhood
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-5	Neighborhood
<b>South</b>	Mixed Commercial	C-1, C-2	Neighborhood
<b>East</b>	Commercial, Single Family Residential	R-5, R-6, C-1	Neighborhood
<b>West</b>	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.

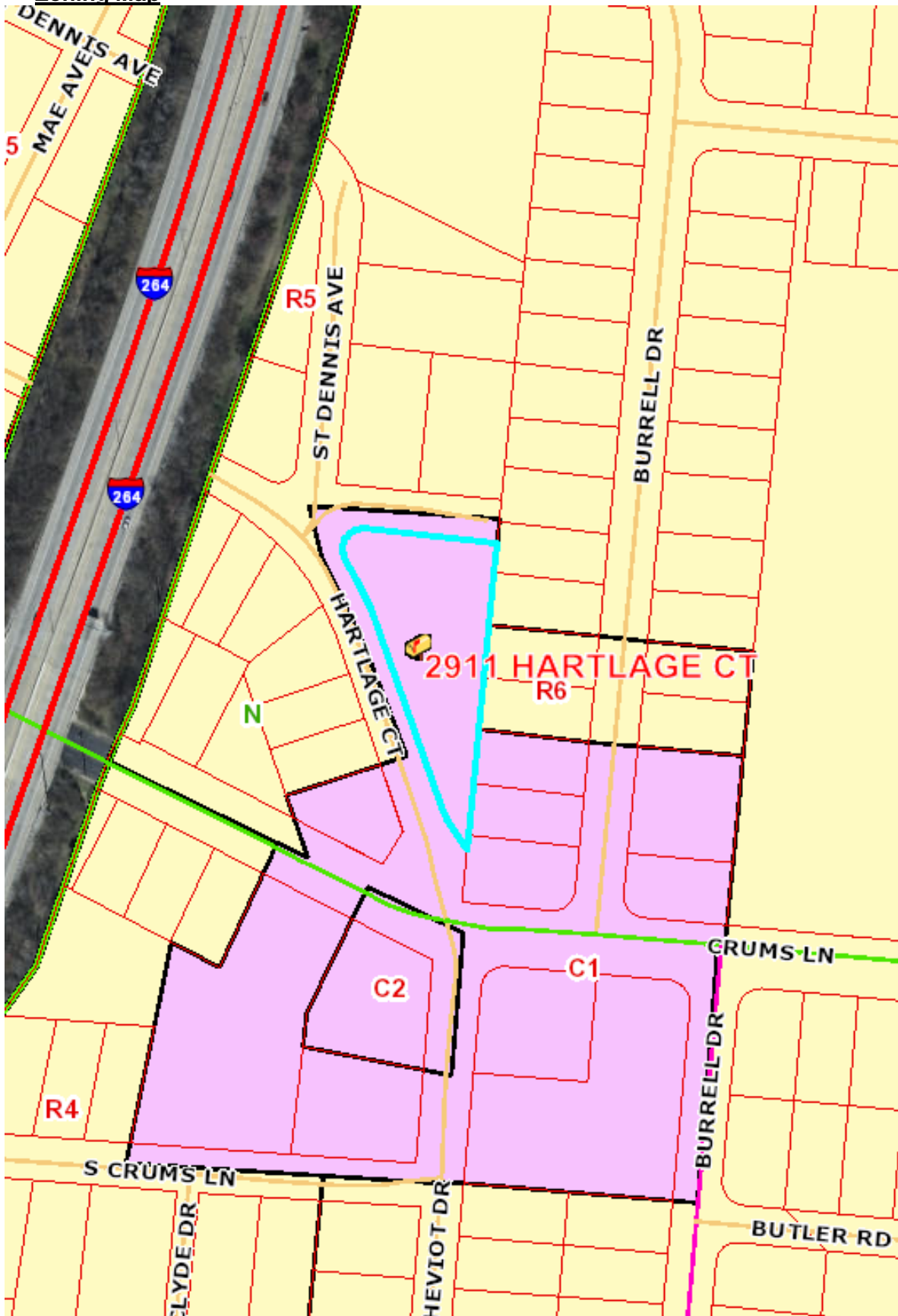
## NOTIFICATION

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

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

