

Development Review Committee Staff Report

June 14, 2017



Case No: 17MINORPLAT1043
Project Name: 1229 & 1231 Belmar Subdivision
Location: 1229 & 1231 Belmar Drive
Owners/Applicants: Derek Schroering
Representative: Mick Logsdon, Logsdon Surveying
Project Area/Size: .28 acres
Existing Zoning District: R-5, Single Family
Existing Form District: N, neighborhood
Jurisdiction: Louisville Metro
Council District: 10 – Pat Mulvihill
Case Manager: Jay Lockett, Planner I

REQUEST

- Amendment to Record Plat

CASE SUMMARY

The applicant is proposing to subdivide a lot that was previously combined which would generate more lots in an approved subdivision Belmar in Plat Book 7, Page 008. The lot is currently .28 acres and the request is to subdivide along the previous lot line prior to consolidation resulting in two .14 acre tracts.

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	Open Space	R-5	N
South	Single Family Residential	R-5	N
East	Single Family Residential	R-5	N
West	Single Family Residential	R-5	N

PREVIOUS CASES ON SITE

No previous Zoning or Development Cases have occurred on this site.

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.

STAFF CONCLUSIONS

The proposed plat has received preliminary approvals from Transportation Planning, Construction Review, and the Metropolitan Sewer District. The request by the applicant to create 2 lots from 1 complies with zoning and subdivision regulations. The 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 in Plat Book 7, Page 008.

Required Actions

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

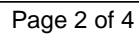
NOTIFICATION

Date	Purpose of Notice	Recipients
6/1/17	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

d: June 6, 2017



2. Aerial Map

