

Development Review Committee

Staff Report

September 20, 2017



Case No:	17MINORPLAT1059
Project Name:	Revision of Lot 128 of the CL Coopers Addition
Subdivision	
Location:	Cooper Avenue
Owner(s):	Jacob Rascon
Applicant:	David Garber
Jurisdiction:	Louisville Metro
Council District:	24 – Madonna Flood
Case Manager:	Brian Davis, Planning & Design Manager

REQUEST

- Amendment to Record Plat

CASE SUMMARY/BACKGROUND

The applicant proposes to create two lots from one (Lot 128) in the CL Coopers Subdivision. This subdivision was recorded in 1926 and consists of medium density single family homes. The property is zoned R-4 Residential Single Family. The lot is unaddressed and is located on the south side of Cooper Avenue in between Filson Fields Drive and Estelle Court, having frontage solely on the local-class road (Cooper Avenue). There is an existing curb cut onto Cooper Avenue to provide access to proposed Tract B and no existing access to proposed Tract A. The current lot is 40,234 square feet, 124.5 feet wide (road frontage), rectangular in shape, and does not contain any structures. After the subdivision, Tract A will be 20,070 square feet and Tract B will be 20,164 square feet. 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 recorded plat amendment.

STAFF FINDING

- 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 Land Development Code (LDC) for amending the recorded plat.

TECHNICAL REVIEW

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, the Louisville Metro Public Health Department, and the Okolona Fire Protection District.

NOTIFICATION

Date	Purpose of Notice	Recipients
9/20/2017	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 24

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Plat

1. Zoning Map



2. Aerial Photograph



3. Proposed Plat

