

Development Review Committee

Staff Report

July 18, 2018



Case No:	18MINORPLAT1114
Project Name:	Southpoint Business Center
Location:	11700 Interchange Dr
Owner(s):	Gault-Marsh Properties
Applicant:	Gault-Marsh Properties
Jurisdiction:	Louisville Metro
Council District:	13 – Vicky Aubrey Welch
Case Manager:	Lacey Gabbard, Planner I

REQUEST(S)

- Record Plat Amendment

CASE SUMMARY/BACKGROUND

The applicant is proposing to create two tracts from an existing single tract via minor plat. The property is part of a recorded plat known as Southgate I/II and Southpoint Subdivision, recorded at Plat Book 48, Page 76. There is an existing 60 foot private access easement on Southpoint Dr. The new lot will be accessed via this private access easement.

STAFF FINDING

The plat is in order. Proper notification of the proposed Record Plat Amendment was sent to affected parties in accordance with Land Development Code section 7.1.91.B.

TECHNICAL REVIEW

The following statement was received from Mike Allendorf, Fire Marshal at the Okolona Fire Department:

By the looks of the request the area in question borders Southpoint Drive, which is an area of contention for our approval. Currently, Southpoint Drive is a private road, which the fire department and Louisville Metro Public Works has no jurisdiction over. Currently, and has gotten worse over the last year is that residents of Apex Apartments are parking on this street and several have parked enclosed trailers on this street. Since there is no signage stating no parking or even fire lane this has gotten to the point it can be hard to pass at times. Management at Apex have been talked to in the past, but they can't take any action either, even though it is their residents causing the issue. Legally, the fire department and LMPD can't take any legal action on ticketing and towing these cars due to it being a private road and no signs are posted.

The Okolona Fire Department will require any development near Southpoint Drive for the owners of this street to install "No Parking Fire Lane" on both sides of the street in accordance to Louisville Metro Ordinance regarding these markings. With the [apparent] development of this

area we will see added congestion to this area, which has the potential to create more safety issues in the area.

Okolona Fire is aware that a minor plat is not the appropriate process for enforcement of this issue, but wanted it included in the record. Staff is currently reviewing 18ZONE1032 for Clover Senior Housing on this site.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

REQUIRED ACTIONS:

- **APPROVED** or **DENY** the **Record Plat Amendment**

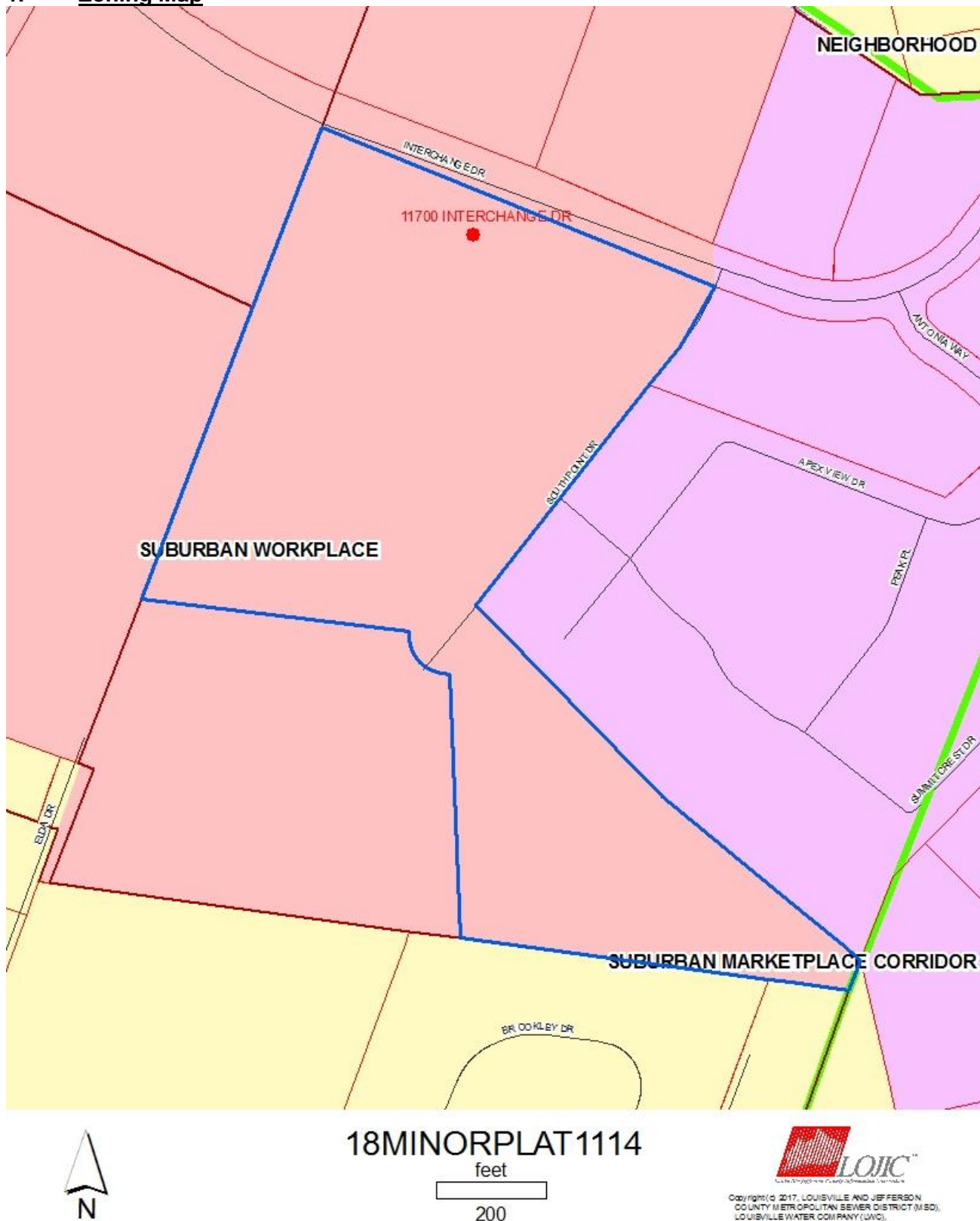
NOTIFICATION

Date	Purpose of Notice	Recipients
9-27-18	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph



18MINORPLAT1114

feet



200



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