

Development Review Committee

Staff Report

October 2, 2019



Case No:	19-WAIVER-0055
Project Name:	Johnston Home Sidewalk
Location:	2710 Triplett Ct
Owner(s):	Christopher Johnston
Applicant:	Christopher Johnston
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- Waivers:
 1. **Waiver from 5.8.1.B** (19-Waiver-0055) to not provide a sidewalk for the construction of a single family home.

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a single family home on approximately 3.64 acres. The site is zoned R-4 in the Neighborhood form district. The subject site is located in the Pleasure Ridge Park area of Louisville Metro.

STAFF FINDING

The request is adequately justified and meets the standard of review. There are no existing sidewalks in the area, and none are likely to be built. The subject site is located in an older residential subdivision that is mostly built out.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners, as there are no sidewalks serving adjacent properties.

- (b) Granting of the waiver will result in a development in compliance with the Comprehensive Plan and the overall intent of the Land Development Code; and

STAFF: Granting of the waiver will result in a development in compliance with the Comprehensive Plan and the overall intent of the Land Development Code, as the existing residential development pattern of the area has no sidewalks or transit near the subject site.

- (c) The applicant cannot reasonably comply with one of the listed methods of compliance (section 6.2.6.C); and

STAFF: The applicant cannot reasonably comply with one of the listed methods of compliance, as construction of a sidewalk in this area would be minimally useful.

- (d) Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and

STAFF: Strict application of the provisions of the regulation would create an unreasonable hardship on the applicant, as the sidewalk to be constructed would be unreasonable for the proposed development.

- (e) There are site constraints that make sidewalk construction impracticable or sidewalks do not exist in the area and there is not a likelihood for sidewalks to be constructed in the future, except for areas where sidewalks are recommended within a Planning Commission or legislatively adopted plan recommending sidewalk construction

STAFF: Sidewalks do not exist in the area and are unlikely to be constructed in the future..

REQUIRED ACTIONS:

- **APPROVED** or **DENY** the **Waiver**

NOTIFICATION

Date	Purpose of Notice	Recipients
9-18-19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 6

ATTACHMENTS

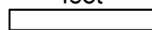
1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



19-WAIVER-0055

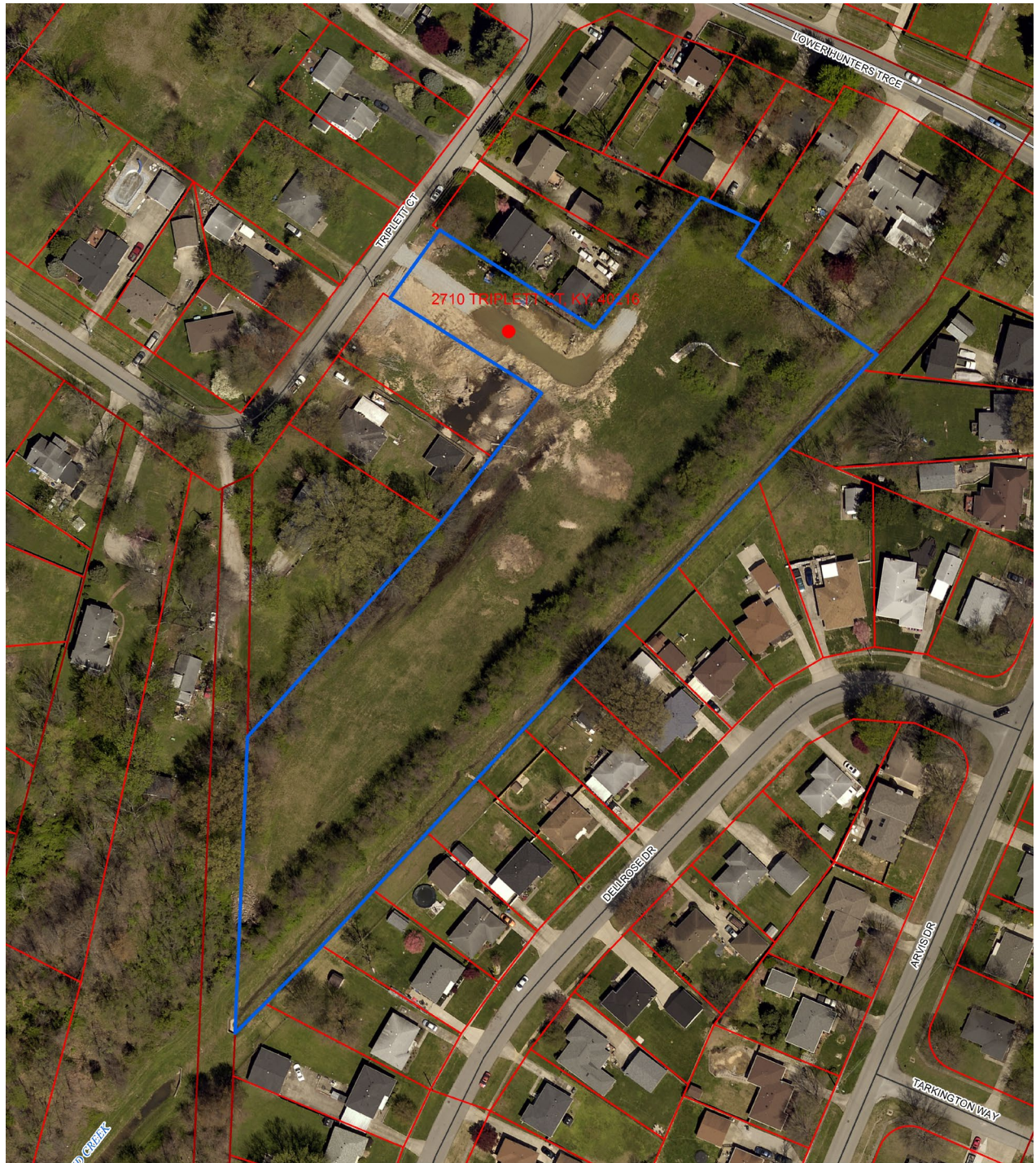
feet



110

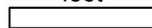
Copyright (c) 2017, LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.

2. Aerial Photograph



19-WAIVER-0055

feet



110

Copyright (c) 2017, LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC),
LOUISVILLE METRO GOVERNMENT and
JEFFERSON COUNTY PROPERTY VALUATION
ADMINISTRATOR (PVA). All Rights Reserved.