

# Development Review Committee

## Staff Report

November 6, 2019



<b>Case No:</b>	19-MPLAT-0045
<b>Project Name:</b>	Minor Subdivision Plat for Caroline Miller
<b>Location:</b>	1410 & 1608 Penile Road
<b>Owner(s):</b>	Robert & Connie Little, Carolyn and John Miller
<b>Applicant:</b>	Richard Matheny, Cardinal Surveying
<b>Jurisdiction:</b>	Fairdale
<b>Council District:</b>	13 – Mark Fox
<b>Case Manager:</b>	Dante St. Germain, Planner II, AICP

### **REQUEST(S)**

- **WAIVER** of Land Development Code (LDC) section 7.8.60.B.4 to allow individual single-family driveway access to a collector level roadway.

### **CASE SUMMARY/BACKGROUND**

The applicant proposes to create three lots from two along Penile Road. The subject properties are surrounded by low density single-family homes. The subject properties are located on the southeast side of Penile Road with approximately 1,203.70 feet of frontage on this primary collector roadway. The 2 existing lots currently have a single-family residence, a detached garage, and various accessory structures. Both existing lots access Penile Road which is a collector level roadway. The current parcels combined are 14.839 acres and are proposed to be subdivided into parcels that range from 4.918 and 5.003 acres. The proposed plat is creating one new single family access off of Penile Road.

### **STAFF FINDING**

- 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 for approving a waiver of Section 7.8.60.B.4 as established in the LDC.

### **TECHNICAL REVIEW**

The minor subdivision plat is in order and has received preliminary approvals from Transportation Planning, the Metropolitan Sewer District, MetroSafe, and the Fairdale Fire Department, and the Health Department.

## **INTERESTED PARTY COMMENTS**

Staff received an email and phone call from Theresa Cardwell, an adjacent property owner, about one of the lots accessing Spirit Drive, a private road, without permission from other property owners.

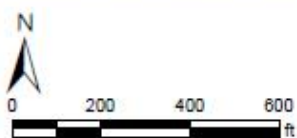
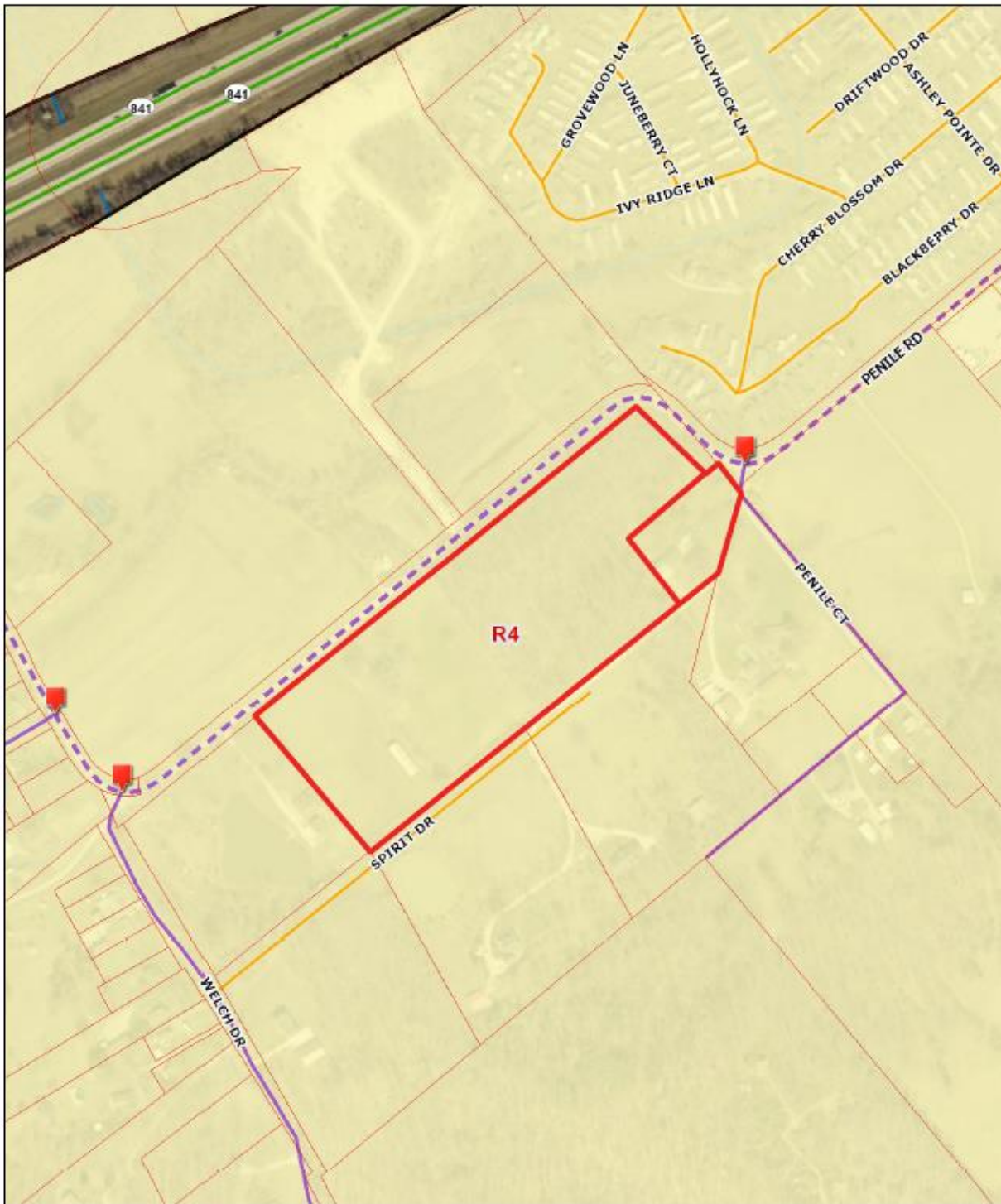
## **NOTIFICATION**

Date	Purpose of Notice	Recipients
10/24/19	Hearing before Development Review Committee	1 <sup>st</sup> tier adjoining property owners

## **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



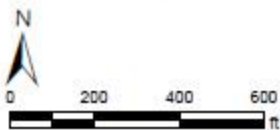
Friday, November 1, 2019 | 10:57:16 AM



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## 2. Aerial Photograph



Friday, November 1, 2019 | 10:55:02 AM



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