

Development Review Committee

Staff Report

June 3, 2026



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|--------------------------|---------------------------------|
| Case No: | 26-MPLAT-0043 |
| Project Name: | Richmond Dr Minor Plat |
| Location: | 1971 Richmond Dr |
| Applicant: | The Sanctuary on Bardstown LLLP |
| Representative: | Land Design & Development, Inc. |
| Jurisdiction: | Louisville Metro |
| Council District: | 8 – Ben Reno-Weber |
| Case Manager: | Abby Bills, Planner I |

REQUEST

- **Minor Subdivision Plat** to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

CASE SUMMARY

The applicant is requesting approval to subdivide one lot into two lots, resulting in a substandard lot in the R-5 Single-Family Residential zoning district and Traditional Neighborhood Form District. The subject property is located near the intersection of Bardstown Rd and Richmond Dr. The existing lot is developed as an off-street parking lot serving commercial development across the alley and is subject to an existing Conditional Use Permit for off-street parking. There is a related Modification to the existing Conditional Use Permit under case 26-MCUP-0004 that will be heard at the June 1st Board of Zoning Adjustment. This request is being done in conjunction with the minor subdivision to reduce the size of the off-street parking CUP to only proposed Lot 1.

The subject property is approximately 11,300 square feet. The proposed subdivision would create Lot 1, of approximately 4,900 square feet, and Lot 2, of approximately 6,400 square feet. Proposed Lot 1 does not meet the 6,000 square foot minimum lot area required by LDC Table 5.2.2.

Planning Commission staff is not authorized to approve plats that do not meet the minimum regulations. However, specific authorization is given to the Planning Commission in Section 7.1.85 of the LDC to approve subdivisions resulting in substandard lots in the Traditional Neighborhood form district in accordance with the following:

Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable requirements relating to area or width or size of yards.

STAFF FINDING

Staff finds that the requested subdivision will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood.

Technical Review

Transportation Planning and MSD have preliminarily approved the subdivision.

STAFF ANALYSIS

The proposed substandard lot will promote public health, safety, or welfare by facilitating development that is compatible with the surrounding neighborhood. The proposed subdivision and related modification to the existing Conditional Use Permit would result in a size reduction to the existing parking lot, and would make Lot 2 developable as a single-family residence. The entirety of Richmond Drive is developed with single family homes; therefore, this proposal would rehabilitate a large portion of the subject site in a way that is compatible with the surrounding neighborhood.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Minor Subdivision Plat** to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

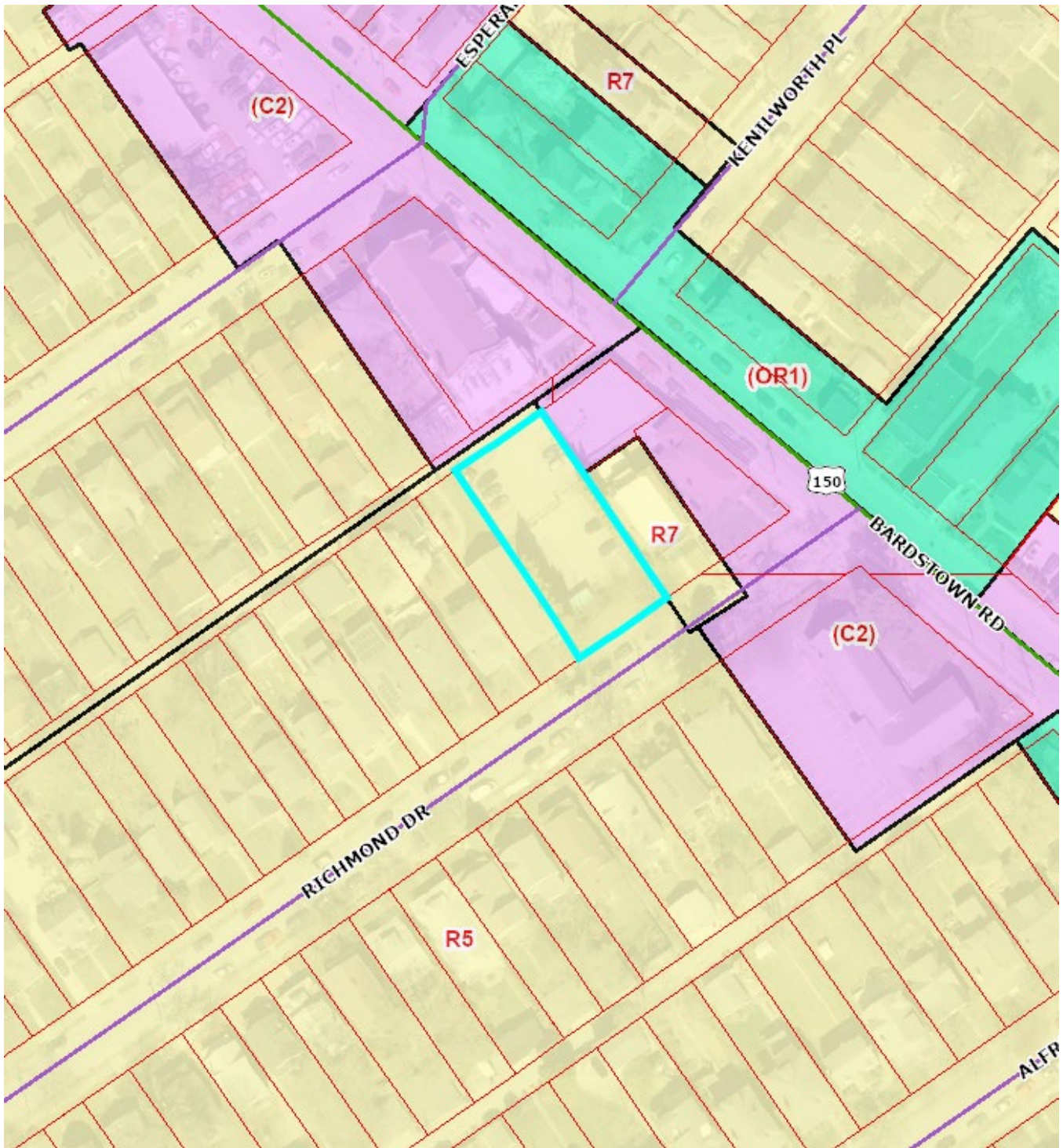
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|------------------|--------------------|--|
| TBD 5/19/2026 | Hearing before DRC | 1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 8 |

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

