

Subdivision Notes
From the Louisville Planning Commission

According to the Louisville Planning Commission, since the “*Lovingood Estates*” plat has over 13 lots, it typically would have to conform to the off-site road improvement standards in section 6.1, subsection 2.b of the Louisville Subdivision Regulations. Because lots 3, 4, 9, 10, 13, 14 and 15 are over five acres, the commission does not consider them as part of the thirteen lots per year limit before a sub-divider is required to improve offsite roads. The rationale is that the state law doesn’t consider a division of land of over five acres that does not require street or utility construction a subdivision. Therefore, only lots 1, 2, 5, 6, 7, 8, 11 and 12 will be considered as lots for the purposes of the off-site road improvement section of the subdivision regulations. This means that five additional lots could be subdivided within the year before a developer would have to do off-site road improvements.

The Louisville Planning Commission granted approval of the subdivision plat, specifying that lots 1, 2, 5, 6, 7, 8, 11 and 12 were the only lots that counted toward the thirteen lot per year limit as outlined in section 6.1, subsection 2.b of the Louisville Subdivision Regulations, and that lots 3, 4, 9, 10, 13, 14 and 15 would not be considered “lots” for the purpose of the aforementioned subdivision regulations because they are over five acres each.