

# Development Review Committee

## Staff Report

Nov. 16, 2016



<b>Case No:</b>	16DEVPLAN1186
<b>Request:</b>	Community Facility Review
<b>Project Name:</b>	Iroquois Urban Farm Project
<b>Location:</b>	1400 Bicknell Ave.
<b>Owner:</b>	Louisville Metro Housing Authority
<b>Applicant:</b>	Milestone Design Group, Inc.
<b>Representative:</b>	Milestone Design Group, Inc.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15 – Butler
<b>Case Manager:</b>	Brian Mabry, AICP, Planning & Design Supervisor

### REQUEST

- Community Facility Review (CFR)

Pursuant to KRS 100.324(4), Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carriers by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days from the date of its receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan. If it disapproves of the project, it shall state the reasons for disapproval in writing and make suggestions for changes which will, in its opinion, better accomplish the objectives of the comprehensive plan. No permit required for construction or occupancy of such public facilities shall be issued until the expiration of the sixty (60) day period or until the planning commission issues its report, whichever occurs first.

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The Louisville Metro Housing Authority has submitted a Community Facility Review (CFR) Development Plan to Develop Louisville Dept. of Planning and Design Services (PDS) for review per LDC section 4.10.1. The CFR is for the establishment of the Iroquois Urban Farm Project on the subject property, which is 15.75 acres in area and which is a cleared site that formerly housed a multifamily development. The site is zoned R-7 and is in a Traditional Neighborhood Form District. The Urban Farm Project is proposed to have a food process building at 2,640 square feet, storage building at 1,710 square feet, and a pavilion at 1,920 square feet, for a total of 6,270 square feet of floor area. The existing roadway and drainage systems are proposed to remain.

The goal of the proposed Urban Farm Project is to create an educational facility that embraces the skills for urban farming, production and sales. The Metro Housing Authority is coordinating with KentuckyOne Health, Louisville Grows, and Hope Community Farm on the project. Partners in the project held two community conversations attended by about 45 people at Hazelwood Elementary on March 8, 2016, and at the South Points Family Jam on October 15, 2016, attended by approximately 200.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b>Subject Property</b>			
<b>Existing</b>	Farm	R-7	Traditional Neighborhood
<b>Proposed</b>	Urban Farm	R-7	Traditional Neighborhood
<b>Surrounding Properties</b>			
<b>North</b>	Single-family residential Vacant multifamily	R-6 R-7	Traditional Neighborhood
<b>South</b>	School	R-7	Traditional Neighborhood
<b>East</b>	Retail and health center	C-2	Traditional Neighborhood
<b>West</b>	Single-family residential Convenience store	R-5 C-1	Traditional Neighborhood

**PREVIOUS CASES ON SITE**

None

**INTERESTED PARTY COMMENTS**

None received

**APPLICABLE PLANS AND POLICIES**

Land Development Code  
Cornerstone 2020

**TECHNICAL REVIEW**

The proposed CFR development plan is in order and has received preliminary approvals from Metro agencies.

**STAFF CONCLUSIONS**

Based upon the information in the staff report and the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the Community Facility Review meets the applicable guidelines of the Comprehensive Plan, and make any recommendations deemed appropriate to bring it into conformance.

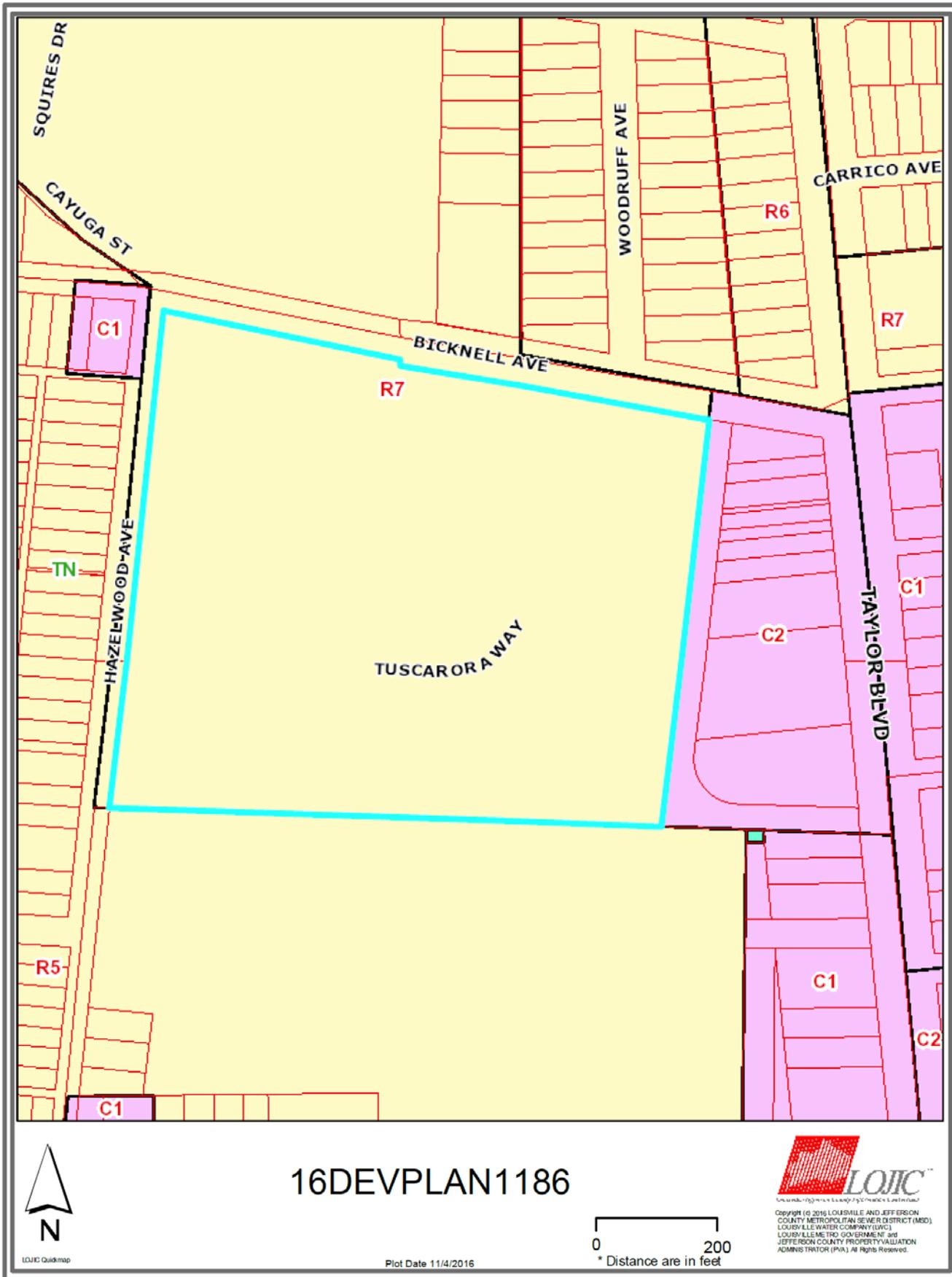
**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
11/4/2016	DRC Meeting	1 <sup>st</sup> tier adjoining property owners and Neighborhood Notification
11/3/2016	Neighborhood Notification	Registered Parties

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Checklist

1. **Zoning Map**



2. Aerial Photograph



### 3. Cornerstone 2020 Comprehensive Plan Checklist

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

#### Traditional Neighborhood: Non-Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves the existing grid pattern of streets, sidewalks and alleys.	✓	The proposal does not alter this existing grid pattern of the area.
2	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal introduces an appropriately-located neighborhood center including a mix of neighborhood-serving uses such as offices, shops and restaurants.	✓	The proposal could function as a neighborhood gathering center where education, relaxation and recreation all take place.
3	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves public open spaces, and if the proposal is a higher density use, is located in close proximity to such open space, a center or other public areas.	✓	The proposal preserves open space in the form of a community farm.
4	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves and renovates existing buildings if the building design of these structures is consistent with the predominate neighborhood building design.	N/A	There were no buildings on site to preserve or renovate.
5	Community Form/Land Use Guideline 2: Centers	A.1/7: The proposal, which will create a new center, is located in the Traditional Neighborhood Form District, and includes new construction or the reuse of existing buildings to provide commercial, office and/or residential use.	✓	The proposal could function as a neighborhood gathering center where education, relaxation and recreation all take place and it includes new construction.
6	Community Form/Land Use Guideline 2: Centers	A.3: The proposed retail commercial development is located in an area that has a sufficient population to support it.	N/A	The proposal is not a retail commercial development.
7	Community Form/Land Use Guideline 2: Centers	A.4: The proposed development is compact and results in an efficient land use pattern and cost-effective infrastructure investment.	N/A	As an urban farm, compactness is not a characteristic applicable to the project.
8	Community Form/Land Use Guideline 2: Centers	A.5: The proposed center includes a mix of compatible land uses that will reduce trips, support the use of alternative forms of transportation and encourage vitality and sense of place.	✓	The proposal could function as a community gathering center where education, relaxation and recreation all take place. The project is approximately 330 feet from a TARC line and bus stop.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
9	Community Form/Land Use Guideline 2: Centers	A.6: The proposal incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.	-	The proposal does not incorporate residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings
10	Community Form/Land Use Guideline 2: Centers	A.12: If the proposal is a large development in a center, it is designed to be compact and multi-purpose, and is oriented around a central feature such as a public square or plaza or landscape element.	N/A	The proposal is not a large development in terms of intensity.
11	Community Form/Land Use Guideline 2: Centers	A.13/15: The proposal shares entrance and parking facilities with adjacent uses to reduce curb cuts and surface parking, and locates parking to balance safety, traffic, transit, pedestrian, environmental and aesthetic concerns.	✓	The proposal shares parking with an adjacent health center.
12	Community Form/Land Use Guideline 2: Centers	A.14: The proposal is designed to share utility hookups and service entrances with adjacent developments, and utility lines are placed underground in common easements.	+/-	It is unclear if utility hookups are shared. There are no service entrances. Utility lines are placed underground in common easements.
13	Community Form/Land Use Guideline 2: Centers	A.16: The proposal is designed to support easy access by bicycle, car and transit and by pedestrians and persons with disabilities.	✓	The project is approximately 330 feet from a TARC line and bus stop and a Major Arterial (Taylor Blvd).
14	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	+/-	Based on the submittal, it is uncertain to Staff what the building materials will be.
15	Community Form/Land Use Guideline 3: Compatibility	A.4/5/6/7: The proposal does not constitute a non-residential expansion into an existing residential area, or demonstrates that despite such an expansion, impacts on existing residences (including traffic, parking, signs, lighting, noise, odor and stormwater) are appropriately mitigated.	✓	Although the proposal constitutes a non-residential expansion into a residential area, impacts should be minimal.
16	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	N/A	No odors or emissions associated with the development are anticipated.
17	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	The parking area and primary entrance at Bicknell Avenue should have little impact on nearby residences.
18	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting of the project must comply with Metro Code lighting provisions.
19	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	✓	The proposed urban farm is minimally more intense than the existing vacant lot.

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20	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	-	Proposed parking and buildings are appropriately placed adjacent to existing adjacent retail and health center and at a distance from residential.  Half of the normally required vehicle use area LBA width is proposed.
21	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	-	Proposed parking and buildings are appropriately placed adjacent to existing adjacent retail and health center and at a distance from residential.  Half of the normally required vehicle use area LBA width is proposed.
22	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	-	Setbacks/build-to lines are not compatible with those of nearby developments. Lot dimensions are comparable with nearby institutional uses. Building heights are comparable with residential structures.
23	Community Form/Land Use Guideline 3: Compatibility	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	✓	Proposed parking and buildings are appropriately placed adjacent to existing adjacent retail and health center and at a distance from residential.
24	Community Form/Land Use Guideline 3: Compatibility	A.24: The proposal includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.	-	The minimally-sized proposed parking area is separated from Bicknell Avenue by approximately 75 feet.  Half of the normally required vehicle use area LBA is proposed.
25	Community Form/Land Use Guideline 3: Compatibility	A.25: Parking garages are integrated into their surroundings and provide an active, inviting street-level appearance.	N/A	Parking garages are not proposed.
26	Community Form/Land Use Guideline 3: Compatibility	A.28: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	+/-	Based on the submittal, signs are not proposed.
27	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	✓	The proposal preserves open space in the form of a community farm.

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28	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	✓	The proposed open space of the urban farm is comparable in size, shape and topography to other institutional open space in the area.
29	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	N/A	There are no natural features on site.
30	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	N/A	There are no natural features on site.
31	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	N/A	There are no historic features on site.
32	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	✓	The proposal avoids development on hydric soils and steep slopes.
33	Marketplace Guideline 6: Economic Growth and Sustainability	A.2: Ensure adequate access between employment centers and population centers.	N/A	The proposal does not serve to connect employment centers and population centers.
34	Marketplace Guideline 6: Economic Growth and Sustainability	A.3: Encourage redevelopment, reinvestment and rehabilitation in the downtown where it is consistent with the form district pattern.	N/A	The proposal is not located downtown.
35	Marketplace Guideline 6: Economic Growth and Sustainability	A.4: Encourage industries to locate in industrial subdivisions or adjacent to existing industry to take advantage of special infrastructure needs.	N/A	The proposal is not industrial.
36	Marketplace Guideline 6: Economic Growth and Sustainability	A.6: Locate retail commercial development in activity centers. Locate uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial and where the proposed use will not adversely affect adjacent areas.	N/A	The proposal is not retail commercial nor is it a large traffic generator.

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37	Marketplace Guideline 6: Economic Growth and Sustainability	A.8: Require industrial development with more than 100 employees to locate on or near an arterial street, preferably in close proximity to an expressway interchange. Require industrial development with less than 100 employees to locate on or near an arterial street.	N/A	The proposal is not industrial.
38	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	-	Public Works has commented "While it is not required we may wish to consider dedicating right of way in order to put the existing sidewalks in the right of way of the streets. This should be done as a precursor to selling the property if that ever happens and since we either need to put the sidewalks into the right of way or set up an easement, a dedication of right of way may be easier." The Plan does not show a right-of-way dedication or easement along Bicknell.
39	Mobility/Transportation Guideline 7: Circulation	A.3/4: The proposal promotes mass transit, bicycle and pedestrian use and provides amenities to support these modes of transportation.	✓	The project is approximately 330 feet from a TARC line and bus stop and a Major Arterial (Taylor Blvd). The project has existing sidewalk and newly proposed interior walkways.
40	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	✓	The roadway that traverses the development has existed for years and appears to be compatible with and support access to adjacent uses.
41	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	-	See Public Works comment for item #38.
42	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	✓	The proposal includes adequate parking spaces to support the use.
43	Mobility/Transportation Guideline 7: Circulation	A.13/16: The proposal provides for joint and cross access through the development and to connect to adjacent development sites.	-	Connectivity to the school to the south or the retail to the east is not proposed.
44	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	N/A	Stub streets are not proposed or needed.

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45	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	Access to the site leads through more intense areas.
46	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	N/A	A functional hierarchy of streets is not proposed or needed.
47	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	-	The existing roadway is not appropriate for transit users. Bicycle and pedestrian connections to adjacent development are not proposed.  The project is approximately 330 feet from a TARC line and bus stop and a Major Arterial (Taylor Blvd). The project has existing sidewalk and newly proposed interior walkways.
48	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	✓	MSD has reviewed the proposal.
49	Livability/Environment Guideline 12: Air Quality	The proposal has been reviewed by APCD and found to not have a negative impact on air quality.	✓	APCD has reviewed the proposal.
50	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	N/A	There are no natural corridors nearby.
51	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The proposal is located in an area served by existing utilities or planned for utilities.
52	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.
53	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	MSD has reviewed the proposal.