

Development Review Committee

Staff Report

Aug. 3, 2016



Case No:	16DEVPLAN1130
Request:	Community Facility Review
Project Name:	Portland CSO Storage Basin
Location:	901 North 26 th Street
Acreage:	12.328 acres
Owner:	Louisville/Jefferson County Metro Government
Applicant:	Bob Woosley – Heritage Engineering Inc.
Representative:	Bob Woosley – Heritage Engineering Inc.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen, Planner I

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 Community Facility Review (CFR) is for the construction of a new Combined Sewer Overflow (CSO) Storage Basin located at 901 North 26th Street in the Portland Neighborhood. The Metropolitan Sewer District (MSD) has submitted a CFR Development Plan to Develop Louisville Dept. of Planning and Design Services (PDS) for review per LDC section 4.10.1.4.

The site is zoned R-1 and in a Traditional Neighborhood Form District (TNFD) and lies within the western portion of Lannan Memorial Park, property of Metro Parks and/or Louisville Metro Government. The subject site is bounded by the Norfolk Southern Railway lines to the north and east, by North 26th Street to the west, and by Lannan Park Road to the south. The proposed site will require the applicant to request two street closures. The first road closure would be a defunct alley that is approximately 90' ft. north of Lannan Park Road and extends east for approximately 438' ft. The second street, North 26th Street would require the applicant to close a 433' ft. section leading due north. The applicant would consolidate all closed streets into a single parcel that would become the MSD CSO Basin property within the western most part of Lannan Memorial Park. Lannan Park Road would be reconfigured. Approximately 125' ft. to the east of North 26th Street Lannan Park Road would be made more narrow, approximately 30' ft. wide, and would continue east of North 26th Street until terminating at a sidewalk linkage to the Louisville Riverwalk path. Last, the applicant has

proposed to construct a single continuous sidewalk from the intersection of Northwestern Parkway and North 27th Street leading north along North 27th Street and continuing northeast/east onto Lannan Park Road and terminating at the end of reconfigured Lannan Park Road where the sidewalk connects to the Louisville Riverwalk path. MSD plans to rebuild a portion of the Louisville Riverwalk between the sidewalk linkage from Lannan Park Road to the northern portion of the Riverwalk path that is adjacent to the Ohio River.

The Underground CSO Basin as proposed will have a diameter of approximately 292' ft. along with a paved surface area of approximately 17,600 sf. within the fenced area, Diversion Structure (approx. 2070 sf.), a Garage/Control building (2063 sf.), and an entrance located off of North 26th Street, all enclosed by fencing.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Parks and Open Space	R-1	Traditional Neighborhood
Proposed	MSD CSO Basin	R-1	Traditional Neighborhood
<i>Surrounding Properties</i>			
North	Norfolk Southern Railroad	R-1	Traditional Neighborhood
South	Right of Way (I-64)	R-1	Traditional Neighborhood
East	Park and Open Space	R-1	Traditional Neighborhood
West	Right of Way, Public/Semi-Public, and Industry (Norfolk Southern Railway)	R-1	Traditional Neighborhood

PREVIOUS CASES ON SITE

No known related zoning cases or enforcement actions are associated with the subject property.

INTERESTED PARTY COMMENTS

No comments received from concerned citizens.

APPLICABLE PLANS AND POLICIES

Land Development Code
Cornerstone 2020

TECHNICAL REVIEW

1. MSD conducted the following public meetings:
 - a. Portland CSO Basin: Conceptual Design Meeting occurred on January 26, 2016 at the Neighborhood House located at 201 North 25th Street, Louisville, KY 40212.
 - b. Portland CSO Basin: Advanced Design Meeting occurred on June 14, 2016 at the Neighborhood House located at 201 North 25th Street, Louisville, KY 40212

STAFF CONCLUSIONS

In order to determine compliance with the applicable sections of the comprehensive plan, 7 of the guidelines requires additional information that can be addressed through the following:

1. The applicant should explain how the proposed development site plans to mitigate any potential odors or emissions since the development site is near a park and the Louisville Riverwalk Path.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, 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.

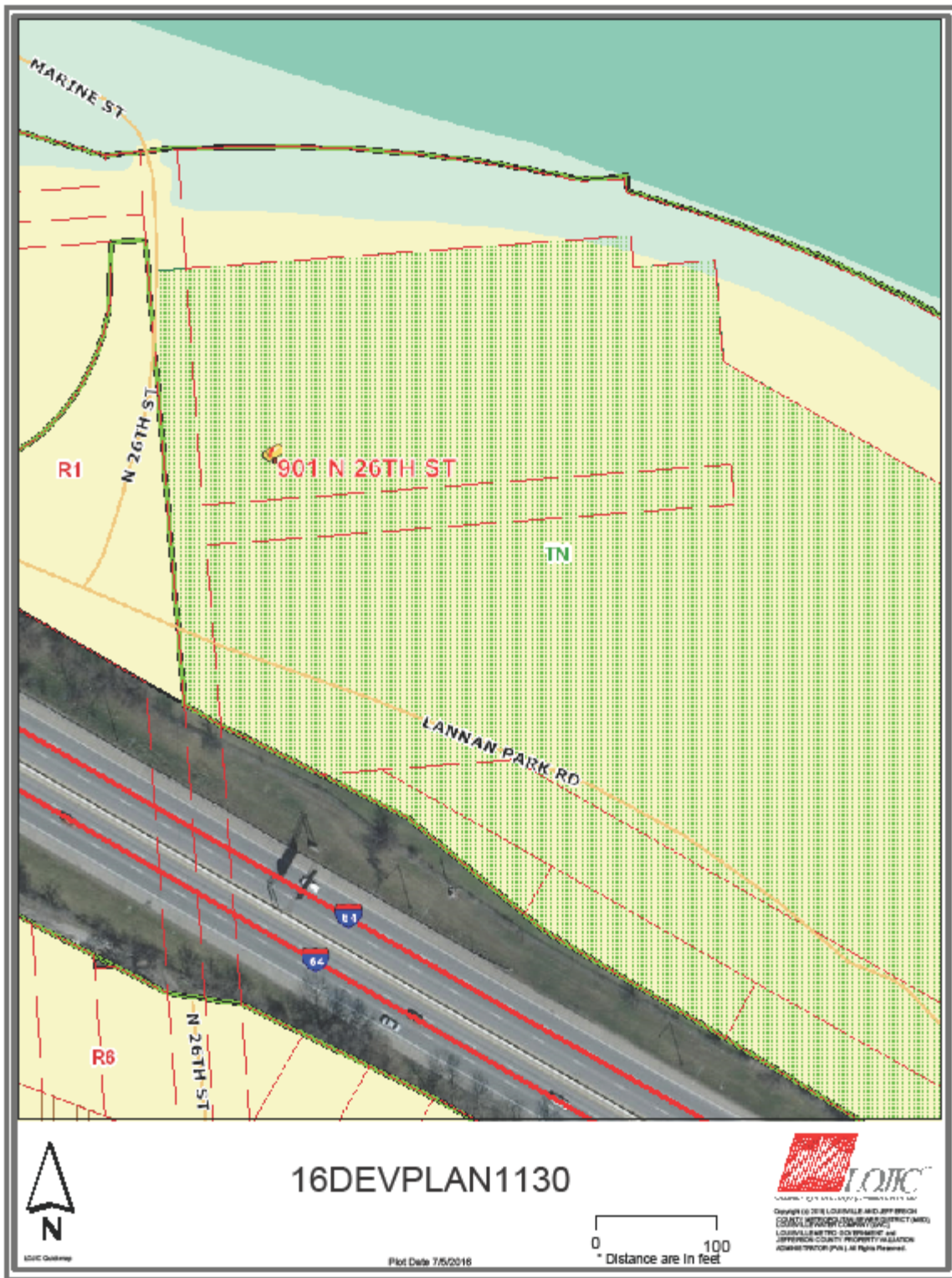
NOTIFICATION

Date	Purpose of Notice	Recipients
8/5/2016	DRC Meeting	1 st tier adjoining property owners and Neighborhood Notification
8/5/2016	Neighborhood Notification	Registered Parties within Council District 5

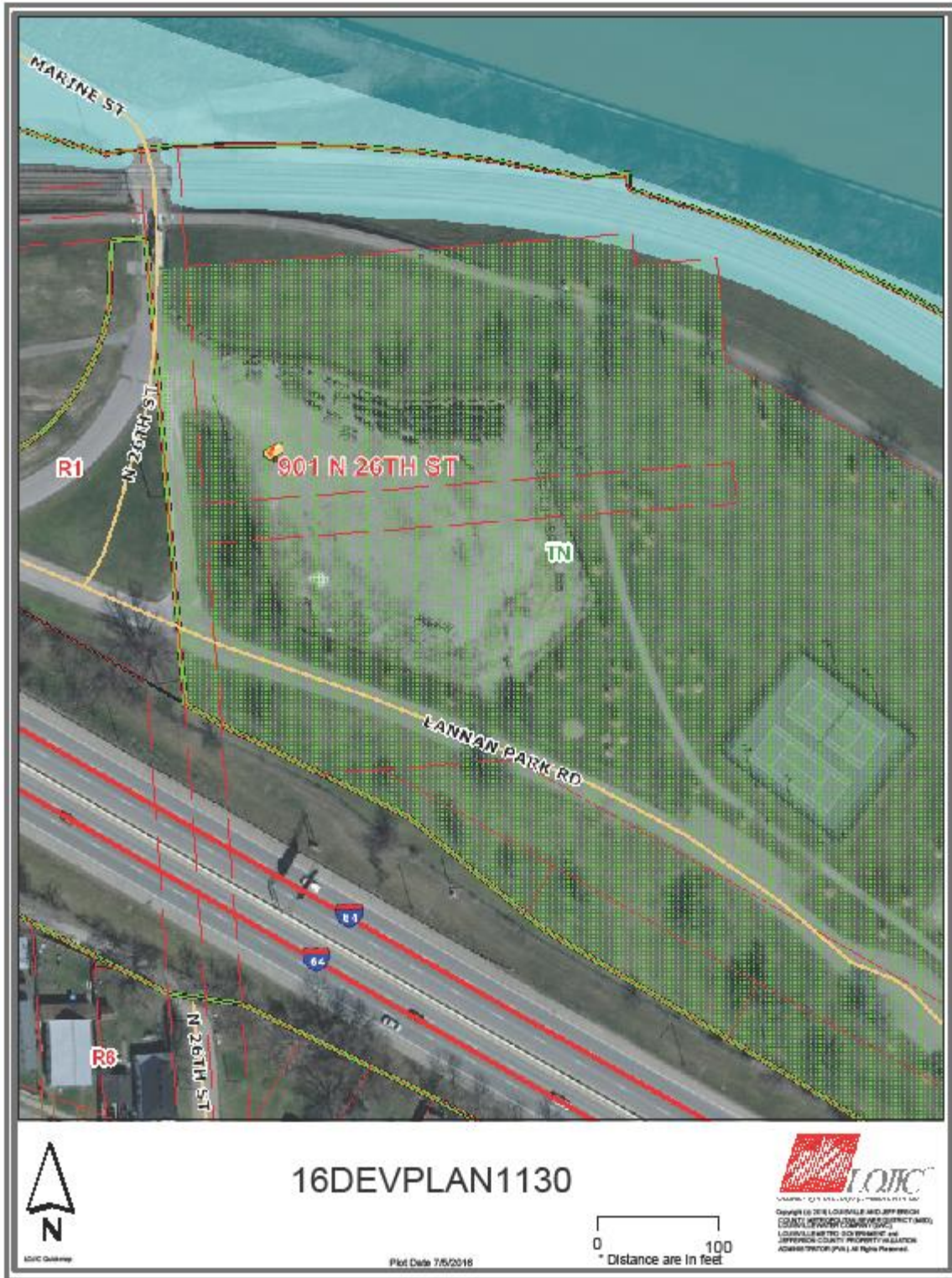
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Cornerstone 2020 Staff Checklist

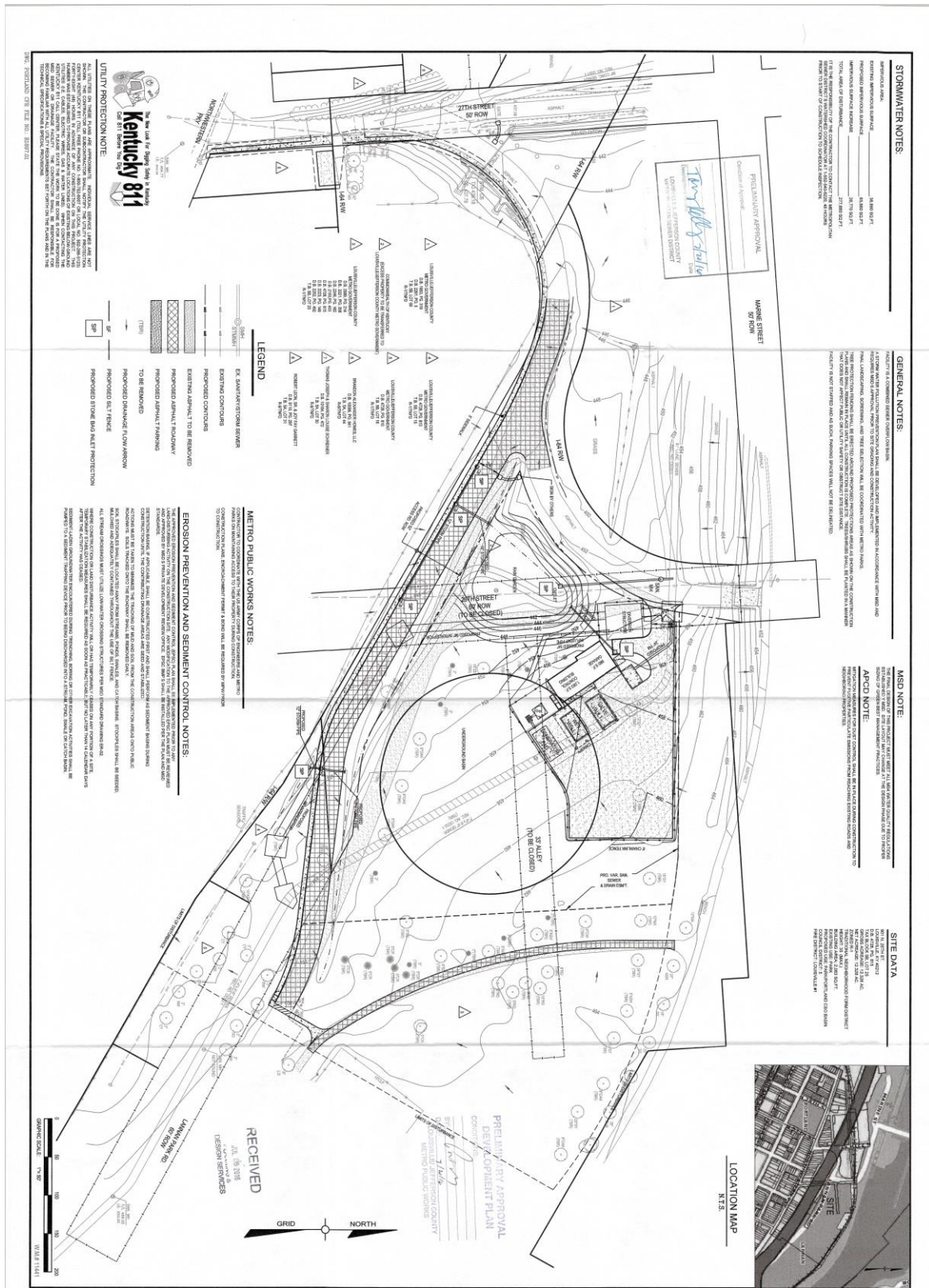
1. Zoning Map



2. Aerial Photograph



3. **Site Plan**



STORMWATER NOTES:

1. ALL STORMWATER SHALL BE COLLECTED AND TREATED AT THE PORTLAND CSO BASIN.

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE ZONING ORDINANCE.

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MSD NOTE:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METRO POLITICAL SEWER DISTRICT DESIGN STANDARDS AND SPECIFICATIONS.

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SITE DATA:

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UTILITY PROTECTION NOTE:

1. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AS SHOWN ON THE UTILITY RECORD DRAWINGS.

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LEGEND:

1. EXISTING CONCRETE

2. EXISTING ASPHALT

3. EXISTING ASPHALT TO BE REMOVED

4. EXISTING ASPHALT TO BE REPAIRED

5. EXISTING ASPHALT TO BE REPAIRED

6. EXISTING ASPHALT TO BE REPAIRED

7. EXISTING ASPHALT TO BE REPAIRED

8. EXISTING ASPHALT TO BE REPAIRED

9. EXISTING ASPHALT TO BE REPAIRED

10. EXISTING ASPHALT TO BE REPAIRED

METRO PUBLIC WORKS NOTES:

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EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

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RECEIVED

JUL 10 2016

METRO POLITICAL SEWER DISTRICT



COMMUNITY FACILITY REVIEW

PORTLAND CSO BASIN

DEVELOPER: METROPOLITAN SEWER DISTRICT

700 W. LIBERTY ST.

LOUISVILLE, KENTUCKY 40202

CIVIL DESIGN, INC.

3404 STONY SPRING CIRCLE

LOUISVILLE, KENTUCKY, 40220

PH: 671-0060 FAX: 671-0311

NO.	DATE	REVISIONS	BY

DATE: JUL 9, 2016

SCALE: 1/4" = 1'-0"

DATE: JUL 9, 2016

SCALE: 1/4" = 1'-0"

4. Cornerstone 2020 Comprehensive Plan Checklist

+/- More Information Needed

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
14	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	+/-	This is unknown as to whether the underground basin may have any potential odors or emissions associated with the development site.