



Louisville-Jefferson County Metro Government

Louisville Forward Develop Louisville

Planning and Design Services

444 S. 5th Street, Suite 300 - Louisville, KY 40202

Phone: 502.574.6230 Web Site: louisvilleky.gov/ipl/planningdesign/

A g e n c y R e v i e w C o m m e n t s

Project Number: 17DEVPLAN1100

Submittal Date: 06/08/2017

Address: 700 E MUHAMMAD ALI BLVD

Contact Phone: (502)585-2222x

Contact Name: ASHLEY BARTLEY

Contact Email: abartley@qk4.com

Project Name: St John Center

Type of Work: DEVPLAN

Project Description: A category 2B plan to construct a 2,690 sq ft building on .2686 acres in the OR2 zoning district and variance to encroach on rear yard setback.

The following report represents a comprehensive set of agency comments for the above mentioned development proposal. Please review and address the comments provided in order to respond appropriately and move this case forward in this review process. Questions may be directed to your case manager:

| Case Manager | Phone | EMAIL |
|---------------|---------------|--|
| Ross Allen | (502)574-6929 | ross.allen@louisvilleky.gov |
| Health | | |
| APPROVED | DHANNON | Email: danetta.hannon@louisvilleky.gov 6/20/17 7:24 am |
| 1 | | |

| Metro DPW | | | | |
|------------------|----------|---------------------------------------|------------------|----------|
| APPROVED | TMARKERT | Email: tammy.markert@louisvilleky.gov | 6/23/17 10:47 am | |
| 274429 | TPOTHER | | 1 | RESOLVED |

Label the traffic signal and show crosswalks at E. Muhammad Ali Blvd and S. Clay Street. Please put an S. for Clay.

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| 274428 | TPOTHER | | 1 | RESOLVED |
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I can read conc. sidewalk and conc. curb but I barely read the other text that are the same size. Please increase that text size.

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| 274430 | TPOTHER | | 1 | RESOLVED |
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Are there any plans to change the fence at the alley corner?

there any plans to change fence alley corner

| MSD Preliminary | | | | |
|------------------------|---------|--------------------------------|------------------|----------|
| REVISIONS | 00685 | Email: kelly@louisvillemsd.org | 6/28/17 12:35 pm | |
| 274915 | PRNOTES | | 1 | Transfer |

note: site may be subject to MSD regional facility fee's.

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| 274913 | PRINTAKE | | 1 | Transfer |
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Submit a downstream sanitary capacity facility request prior to preliminary plan approval.

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| 274914 | PRNOTES | | 1 | Transfer |
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List the total site disturbance, existing impervious, proposed impervious and the net impervious on the plan.

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| 274912 | PRNOTES | 1 | Transfer |
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WM#11657

| | | | |
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| 274916 | PRCONTENT | 1 | Transfer |
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show msd lines on the plan

show msd lines on plan

PDS

REVISIONS

allenr

Email: ross.allen@louisvilleky.gov

6/19/17 12:00 am

| | | | |
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| 273877 | DPOTHER | 1 | Transfer |
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1. Need mailing labels they were not in the case file when I received it. The parking waiver will require all first and second tier APO's and any properties within 100 feet of existing designated parking spaces, this case will go to DRC. The addition will need labels for all first tier APO's and will go to BOZA. Both public hearing dates are undetermined per the review and any needed revisions per agency/s comments.

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| 273882 | DPOTHER | 1 | Transfer |
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6. Please be aware that the Phoenix Hill Neighborhood Plan does have guidelines and policies that may be applicable to your site.

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| 273878 | DPOTHER | 1 | Transfer |
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2. Your letter of intent states that the addition is 2,690 sf. while your development plan shows 1,800 sf. I would ask that you clarify the square footage and also include the gross floor area on the development plan under the site data.

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| 273880 | DPOTHER | 1 | Transfer |
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4. Are there any existing and/or proposed sanitary sewer lines?

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| 273885 | DPOTHER | 1 | Transfer |
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9. Could you please provide staff with renderings/elevations of all three sides so the design standards can be assessed?

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| 273881 | DPOTHER | 1 | Transfer |
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5. Please show the centerline on Clay Street with the right of way width and total from the centerline.

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| 273879 | DPOTHER | 1 | Transfer |
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3. Please show the adjacent property owner with ownership, address, Deed book & page #, Zoning, and Form District for the parcels on the northwestern corner across East Muhammad Ali Blvd. and to the south of 510-514 Clay Street.

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| 273926 | DPOTHER | 1 | Transfer |
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Please place "District Development Plan" above the North arrow and scale bar next to the legend since LDC 9.1.16.A.2.b requires this to be a district development plan.

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| 273884 | DPOTHER | 1 | Transfer |
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8. Please show the limits of disturbance on the development plan.

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| 273883 | DPOTHER | 1 | Transfer |
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7. Please show the rear, street side yard and side yard setback with dimensions.

Please show rear street side yard setback with dimensions

| | | | | | |
|-----------------|----------|---------|--------------------------------------|-----------------|--|
| UD Staff | | | | | |
| 275075 | APPROVED | BGORMAN | Email: becky.gorman@louisvilleky.gov | 6/28/17 4:35 pm | |
| | DPOTHER | | 1 | RESOLVED | |

The site is located in the Phoenix Hill National Register District. This is a historic site. Staff recommends that the addition be compatible with the historic nature of the existing building.

site is located in Phoenix Hill National Register District This historic Staff recommends that addition be compatible with nature
existing building