



Land Development Report

March 27, 2018 10:16 AM

About LDC

Location

Parcel ID: 076A01860000
Parcel LRSN: 94944
Address: NONE

Zoning

Zoning: R1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: WINDSOR PLACE
Plat Book - Page: 01-202
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: HIGHLANDS
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0043E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO151 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #4
Urban Service District: YES

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Land Development Report

March 27, 2018 10:14 AM

About LDC

Location

Parcel ID: 027F00310000
 Parcel LRSN: 95550
 Address: 1501 CASTLEWOOD AVE

Zoning

Zoning: R1
 Form District: TRADITIONAL NEIGHBORHOOD
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: HIGHLANDS
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0042E, 21111C0043E
 Protected Waterways
 Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO
 Slopes & Soils
 Potential Steep Slope: NO
 Unstable Soil: NO
 Geology
 Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: NO
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: CSO151 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
 Council District: 8
 Fire Protection District: LOUISVILLE #4
 Urban Service District: YES

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4/3/2018

Re: **Tyler Park Master Plan** – CFR Letter of Explanation

To Members of the Review Committee:

The Tyler Park Master Plan is an update to the 2009 Master Plan and Report and will guide the project forward through the first phase of implementation, scheduled to begin in the summer of 2018. The initial Master Plan included an extensive public input component, general site investigations in the field, and research of other available information (LOJIC, historical plans, etc.). A variety of plan options were explored prior to selection of the preferred 2009 Master Plan. The process is reported in an accompanying report included on a disk with this application.

The 2018 Master Plan update process has included a review of design decisions made during 2009. Additional historical information has been found and organized by the Olmsted Parks Conservancy (OPC) and was reviewed as part of the process. Cost estimates were updated based on current industry information. Additional design concepts were explored and reviewed with representatives from Parks and OPC. Updates to the Master Plan were informed by the previous public input process, newly available historical information, updated cost information and budgetary constraints, and constructability (location of utilities, existing facility conditions, etc.)

Plan recommendations include rehabilitation of all the tennis courts, including pavements, fencing, nets and striping, and reconfiguration of the double court to be a multi-sport court for greater variety of use. Select portions of asphalt trail will be re-graded for ADA accessibility, and one new segment added to improve intra-park connectivity. A new picnic area near the parking lot will offer easily accessible picnic options for all.

The parking area at Castlewood and Tyler Park Drive is recommended for a small expansion to provide additional ADA parking. An entrance reconfiguration would improve safety for the park's only vehicular entrance and simplify the adjacent street intersection. This would also provide a safer location for the nearby bus stop which is currently located in the island of the existing intersection.

The 2009 Master Plan proposed a 25-person shelter. The 2018 Update proposes that shelter become a multi-use pavilion that will function as a picnic area as well as special event space for concerts or other special occasions. The existing bathroom, which currently provides special event space in the attached shelter, will be demolished and replaced with a new bathroom building that also houses plumbing and equipment for the proposed sprayground.

The existing sprayground and playground are recommended for removal and the uses relocated outside of the oval path surrounding the event lawn. This supports the original design intent for an open multi-purpose lawn. The new playground and sprayground are proposed for the area between the bathroom and bridge, just outside of the walking path, and will include picnic areas and seating options.

Additional upgrades to seating and picnic areas are proposed for both tennis court areas. The seating and picnic area at the double court will be expanded and improved to prevent erosion and provide more seating options. The seating area at the 4-court complex will be relocated out of an area that experiences standing water during major rain events. The new seating area will

include a large picnic area, seat walls, and new benches. Some of the existing picnic areas are also recommended for removal.

Basic improvements to stormwater management are recommended but will be designed during subsequent design phases. Two potential rain garden areas are indicated. The park experiences significant amounts of run-off during rain events, especially from surrounding properties. Goals should be to reduce flows and help improve water quality prior to it entering the combined sewer system. Rain garden locations were identified in areas that naturally allow for water to be captured and treated before entering the nearest existing inlet.

Tyler Park is rich in history and well used by the surrounding neighborhood. Updates to the Master Plan seek to support the original design intent and rehabilitate key features while serving the needs of the community. One final Stakeholder Meeting is planned to review the changes to the Master Plan and to discuss the upcoming Phase 1 construction project.

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- Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system **N/A**
- Name of sewage treatment plant serving site

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Please submit the completed application along with the following items:

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Project application and description

- Land Development Report
- Letter of explanation for the proposed development

Site plan (please refer to the site plan requirements below)

- Eleven copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.

Fee

- There is no fee for Community Facility Reviews

Additional Resources

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504. Instructions to obtain APO information: <http://www.louisvilleky.gov/PlanningDesign/APO>

Site Plan Requirements:

(Plans must be drawn to engineer's scale)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

- Required building setbacks with dimensions
- Net and gross density, and number of dwelling units
- Typical dimensions of parking spaces and aisles

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)

MSD Requirements *(All items shall be checked as included or marked N/A)*

- Existing MSD Easements
- Proposed MSD Easements *N/A*
- MSD Standard EPSC notes
- SUB/WM number
- Landscape Buffer Areas/WPAs
- Downstream Facilities Capacity Request *N/A*
- Existing Storm & Sanitary Sewer Systems
- Topography of Site + Minimum 50' beyond property lines
- Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows) *N/A*
- Detention Basin Location, with outlet identified & MSD easement shown for basin *N/A*

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Jason Canuel

Name: _____

Company: Louisville Parks & Recreation

Company: _____

Address: PO Box 37280

Address: _____

City: Louisville State: KY Zip: 40233

City: _____ State: _____ Zip: _____

Primary Phone: 502-574-6086

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: Jason.Canuel@louisvilleky.gov

Email: _____

Owner Signature (required): 

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Liz Piper

Company: _____

Company: Element Design

Address: _____

Address: PO Box 23660

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40223

Primary Phone: _____

Primary Phone: 502-489-4221

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: liz@element-site.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, JASON T. CANUEL, in my capacity as ASSISTANT DIRECTOR, hereby representative/authorized agent/other

certify that LOUISVILLE PARKS AND RECREATION DEPT. is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 04-03-18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Community Facility Review Application

Louisville Metro Planning & Design Services

Case No.: 18devplan1062 Intake Staff: MC

Date: 4/4/18 Fee: NO FEE

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

The Planning Commission encourages entities requesting a Community Facility Review to hold at least 1 neighborhood meeting in the district in which the Community Facility is proposed.

Project Information:

Project Description (e.g., retail center and office development, etc.): Park Master Plan for the rehabilitation of an existing park

Project Name: Tyler Park Master Plan

Primary Project Address: 1501 Castlewood Ave and Tyler Park Dr

Additional Address(es): _____

Primary Parcel ID: 027F00310000

Additional Parcel ID(s): 076A01860000

Proposed Use: Park Existing Use: Park

Existing Zoning District: R1 Existing Form District: Traditional Neighborhood

Deed Book(s) / Page Numbers: 01-202

1. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>

The subject property contains 9.3 acres. Number of Adjoining Property Owners: 52

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)** Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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