



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/

Agency Review Comments

Project Number: 16DEVPLAN1121

Submittal Date: 06/03/2016

Address: 3000 FRANKFORT AVE

Contact Phone: (502)671-0060

Contact Name: Steven Grice

Contact Email: SQRICE@CIVILDESIGNINC.COM

Project Name: Crescent Hill Generator

Type of Work: DEVPLAN

Project Description: CFR for Crescent Hill Water Treatment Plan to install a generator housed in a structure of 4975 sqft in an R-5 zoning on 39.46 acres

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

Ross Allen

Phone

(502)574-6929

EMAIL

ross.allen@louisvilleky.gov

Air Pollution				
REVISIONS	BCOOMES	Email: bradley.coomes@louisvilleky.gov	6/13/16 9:15 am	
243545	APCDDUSTNOTE	1	Transfer	

Code Violation Text: Please add the following note to the plan: Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

Code Violation Text Please add following note to plan Mitigation measures dust control shall be in place during construction prevent fugitive particulate emissions from reaching existing roads neighboring properties

Metro DPW				
APPRWCOND	TMARKERT	Email: tammy.markert@louisvilleky.gov	6/20/16 3:01 pm	
244222	TPOTHER	1	RESOLVED	

I'm not sure about the discussion from KYTC for the work in the right-of-way. Is a letter of responsibility all that is required? If that is not the case, please ADD NOTE to the general notes:

Encroachment bond and permit will be required by KYTC for all work in the right-of-way.

244223	TPMEETING	1	RESOLVED	
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If there are questions regarding Metro Public Works comments, please feel to meet with staff for clarification. We are located on the 2nd floor of the Metro Development Center. Appointments are not required but may reduce your wait time and are appreciated. If you would like to schedule a specific time please contact Tammy Markert at tammy.markert@louisvilleky.gov or at (502)574-3875.

If there questions regarding Metro Public Works comments please feel to meet with staff clarification We located on 2nd floor Metro Development Center Appointments not required but may reduce your wait time appreciated If you would schedule specific

MSD Preliminary				
REVISIONS	00685	Email: kelly@louisvillemsd.org	6/14/16 12:37 pm	
243712	PRCONTENT	1	Transfer	

RFF is only permitted if the storm water is routed through the existing 20" storm line leaving the site. Revise plan to show the conceptual storm plan including show this outlet pipe.

243710	PRNOTES	1	Transfer	
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WM#5584

243714	PRNOTES	1	Transfer	
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Note: Sanitary sewer service provided by new PSC, subject to Fee's and any applicable charges.

243711	PRINTAKE	1	Transfer	
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Submit a downstream capacity facility request prior to preliminary plan approval.

243717	PRNOTES	1	Transfer
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List the total area of disturbance on the plan.

243713	PRCONTENT	1	Transfer
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Show MSD system including record number, pipe size and flow arrows. Show any proposed PSC's required for this development.

243716	PRCONTENT	1	Transfer
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show conceptual epsc on plan

243715	PRNOTES	1	Transfer
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Note: all retail shops must have individual connections per MSD's fats, oil and grease policy.

Note all retail shops must have individual connections per MSD's fats oil grease policy

PDS			
REVISIONS	allenr	Email: ross.allen@louisvilleky.gov	6/13/16 11:59 am
243655	DPCONTENT	1	Transfer

The addition of new structures will require this to go to the Development Review Committee (DRC). I would like to speak with someone since the CFR will require 1st Tier Adjoining Property Owners to be notified, Planning and Design Services will need labels for these addresses. Also, have any public meetings been held with the neighborhood concerning the proposed development?

Please call/email me at 502-574-6929 or ross.allen@louisvilleky.gov.

243592	DPCONTENT	1	Transfer
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Please provide elevations of the proposed structures.

243593	DPCONTENT	1	Transfer
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The form district transition zone between the Campus Form District (Louisville Water Company) and the Traditional Neighborhood Form Districts across Stilz Ave. would have a setback of 200' ft. and Frankfort Ave. would have a 100 ft. setback for the transition zone, please show this on the plan. (a 50% reduction occurs in the Transition Standard as a result of Frankfort Ave. being an Arterial street type)

243591	DPCONTENT	1	Transfer
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Please show the limits of disturbance on the plan.

243588	DPCONTENT	1	Transfer
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Please provide the street classification types on the plan. Frankfort Ave. = Major Arterial; Stiltz Ave. = Primary Collector; Hillcrest Ave. = minor arterial; Pennsylvania Ave. = local Rd.

243587	DPCONTENT	1	Transfer
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Please show the adjacent properties location, ownership, address, deed book and page no., zoning, and form district on the development plan.

243590	DPCONTENT	1	Transfer
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Please identify your Electrical, Generator, and Fuel Storage Buildings as proposed on the plan. Please show any new proposed structure of addition to the site location as proposed.

243589	DPCONTENT	1	Transfer
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PLEASE be aware that the Electrical, Generator, and Fuel Storage Buildings are not uses normally permitted within the R-5 zoning district.

PLEASE be aware that Electrical Generator Fuel Storage Buildings not uses normally permitted within zoning district

UD Staff				
	APPRWCOND	BGORMAN	Email: becky.gorman@louisvilleky.gov	6/27/16 12:10 pm
244564	DPOTHER		1	RESOLVED

This property is in the Crescent Hill National Register District. Staff recommends new construction that is compatible with the size, scale, color, material and character of the property and the neighborhood. Taking cues from the surroundings is a good way to ensure sensitive new construction in the district. The proposed building would be very visible from Frankfort Ave and Stilz Ave landscape buffering should be used to protect the view shed.

This property is in Crescent Hill National Register District Staff recommends new construction that compatible with size scale color material character neighborhood Taking cues from surroundings good way to ensure sensitive district proposed building