

**Development Review Committee
Staff Report
March 4, 2015**



Case No:	14DEVPLAN1125
Project Name:	Vactor Pit
Location:	2601 Millers Lane
Owner(s):	Louisville Metropolitan Sewer District (MSD)
Applicant:	Josh Dickerson, MSD
Representative(s):	Casey DeYoung, Heritage Engineering
Existing Zoning District:	EZ-1
Existing Form District:	Traditional Workplace (TW)
Jurisdiction:	Louisville Metro
Council District:	3 - Mary C. Woolridge
Case Manager:	Steve Hendrix, Planning Supervisor

This item was continued from the December 17, 2014 meeting.

REQUEST

Community Facility Review (CFR) for construction of a Vactor Truck dumping pit for MSD.

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 carries 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 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

This proposal was continued from the December 17, 2014, Development Review Committee (DRC) public hearing at the request of the applicant so a neighborhood meeting could be conducted prior to this DRC public hearing.

The neighborhood meeting was held on January 27, 2015. The subject property, zoned EZ-1 in the Traditional Workplace Form District (TW), is located on the north side of Millers Lane adjacent to warehouse, container storage and commercial properties.

The "Vactor Pit" is a proposed sewage disposal facility operated by the Louisville Metropolitan Sewer District (MSD), which will **replace** an existing vactor truck dumping pit currently located on the northeast end of MSD's Central Maintenance Facility located off Cane Run Road. MSD's maintenance trucks, vactor trucks, use the open air pit to discharge/dump debris and waste material obtained from the sanitary and storm sewers, manholes, and catch basins collected during routine maintenance.

The current vector pit holds water, clogs and can be hard to properly maintain and use. The proposed disposal/dumping pit has been designed to help eliminate these maintenance and use issues. The design allows the large debris to settle out and be collected for disposal prior to entering the sewer system. Plus to help eliminate unpleasant odors the vector pit will be cleaned out once or twice daily. The current vector pit is approximately 75-80 feet away from the nearest residence while the new vector pit will be roughly 400 feet away from the nearest residence.

The 6,305 square feet vector pit includes an additional 36,982 square feet of pavement for truck maneuvering. As a part of the proposal, 645 LF of new sanitary sewer line will be installed from the proposed vector dumping pit along the property line to an existing manhole located in the street right-of-way at the intersection of Wingfield Lane and Beech Street northeast of the facility. The proposed sanitary sewer extension and vector pit facility both have received approved from the Kentucky Division of Water.

Additional evergreen trees will be planted on the eastern side of the proposed pit.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Warehouse	EZ-1	TW
Proposed	Warehouse and Sewage Disposal Facility	EZ-1	TW
Surrounding Properties			
North	MSD Central Maintenance Facility & Single Family Residential	CM & R5	TW
South	Container Storage & Industrial	EZ1	TW
East	Warehouses & Single Family Residential	EZ1 & R5	TW & TN
West	Container Storage & Industrial	EZ1	TW

PREVIOUS CASES ON SITE

- 10977** – Minor Plat to create 2 lots from 3 lots. Approved 2008
- 15335** – Minor Plat to convey a 2 acre parcel from Louisville/Jefferson County Metro Government to Metropolitan Sewer District. Approved 2011
- Rothenberger Farms Subdivision** – Plat Book 8 Page 28A

INTERESTED PARTY COMMENTS

Staff received an inquiry concerning the impact of the proposed facility. A copy of the email received has been attached to this report.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020 Comprehensive Plan
Land Development Code

TECHNICAL REVIEW

None

STAFF CONCLUSIONS

The new vector pit will be a replacement at MSD's Central Maintenance Facility. The property is zoned EZ-1, Enterprise Zone District and adjacent to warehouse, container storage and commercial properties. Residential uses are located northeast of the site, but still more than 400 feet from the nearest home. The new pit will have scheduled cleanings to eliminate unpleasant odors and have additional evergreens planted on the east side between the pit and the residences. Existing buildings, an 80 foot long concrete wall, and some vegetation already buffer the proposal. The proposal meets the applicable requirements of the Comprehensive Plan.

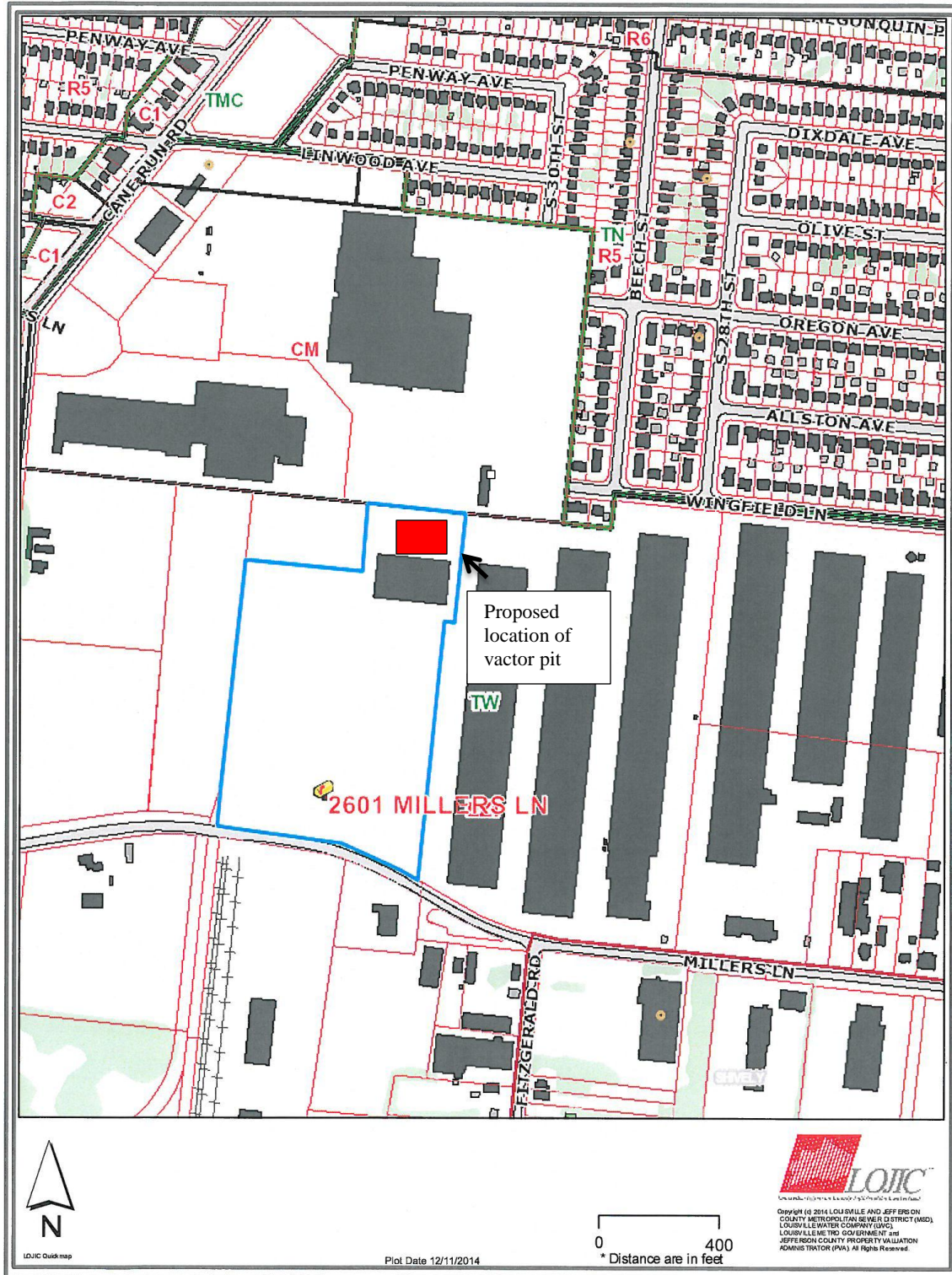
NOTIFICATION

Date	Purpose of Notice	Recipients
12/01/2014	Hearing before DRC on 12/17/2014	1 st tier adjoining property owners and adjacent residential properties within 500 feet of the facility.
12/11/2014	Hearing before DRC on 12/17/2014	Subscribers of Council District 3 Notification of Development Proposals.
12/17/2014	Continuation of the case to a later date at the request of the applicant.	DRC hearing participants.
01/27/2015	Neighborhood Meeting sponsored by Councilwoman Woolridge and MSD	1 st tier adjoining property owners, adjacent residential property owners and neighborhood groups.
02/06/15	Hearing before DRC on 03/04/15	1 st tier adjoining property owners and adjacent residential properties within 500 feet of facility
02/20/15	Hearing before DRC on 03/04/15	Subscribers of Council District 3 Notification of Development proposals.

ATTACHMENTS

1. Zoning Maps
2. Aerial Photographs
3. Site Plan

Attachment 1: Zoning Maps



Attachment 2: Aerial Photograph



SNIPP NOTES

1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER OF KENTUCKY IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. NO THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE WORK TO BE DONE IS FOR A PROPOSED MED CENTER ON THE ABOVE DESCRIBED LANDS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

DEVELOPMENT PLANNOTES

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SETBACK DATA

FRONT SETBACK: 10.00 FT.
 REAR SETBACK: 10.00 FT.
 SIDE SETBACK: 10.00 FT.
 TOTAL SETBACK: 30.00 FT.

SITE DATA

TOTAL SITE AREA: 10.00 AC.
 TOTAL BUILDING AREA: 10,000 SF.
 TOTAL PARKING AREA: 10,000 SF.

LEGEND

EX. EXISTING OVERHEAD ELECTRIC
 EX. EXISTING STORM PIPE
 EX. EXISTING CONTOUR MAJOR
 EX. EXISTING CONTOUR MINOR
 EX. EXISTING GAS LINE
 EX. EXISTING SIDE OF WATER
 EX. EXISTING SIDE OF WALKWAY
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PARKING SUMMARY

0 SPACES
 0 SPACES
 3 SPACES PROVIDED

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MSD

Metropolitan Sewer District

PLANS PREPARED AND SUBMITTED BY: HERITAGE ENGINEERING, LLC

DATE: 11/20/14

COMMUNITY FACILITY REVIEW

PROJECT TITLE: COMMUNITY FACILITY REVIEW

PROJECT NO: 1101

DATE: 11/20/14

RECEIVED

NOV 03 2014

COMMUNITY FACILITY SERVICES

DATE: 11/03/14

GRAPHIC SCALE

1" = 30' FEET

1" = 30' FEET

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