

Development Review Committee

Staff Report

Nov. 2, 2016



Case No:	16DEVPLAN1121
Request:	Community Facility Review
Project Name:	Louisville Water Co. proposed construction of an Electrical Building, generator building, and screened fuel storage area.
Location:	3000 Frankfort Ave.
Owner:	Louisville/Jefferson County Metro Government
Applicant:	Michael A. Taylor – CDM Smith
Representative:	Steven Grice – Civil Design Inc.
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
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 Louisville Water Company (LWC) 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 Community Facility Review (CFR) is for the construction of a proposed Electrical building (2355 sf.), generator building (4975 sf.), and a screened fuel storage area(2552 sf.). The existing entrance across from Pennsylvania Ave. will be widened to improve the ingress/egress for service access and supply deliveries to the facility. The site will also have a new road with egress only across from Hillcrest Ave. and will also allow for the service deliveries to exit onto Frankfort Ave., KYTC has approved modifications to signalization for the intersection.

The goal of the proposed generator project is for the production and delivery of water in case of an emergency. The crescent Hill Treatment Plant needs back-up power in case electricity failure as a result of overhead power lines. The current generator is more than 50 years old and is offsite. The Louisville Water Company is planning to construct a two story building that would contain the back-up diesel generator. Diesel would be stored on site and the generators would be tested once a month. The generators would only be used in case of an emergency in order to maintain operations. Diesel deliveries would be made once every two years.

The site is zoned R-5 and in a Campus Form District within Crescent Hill, a National Register District. The site is located near the corner of Frankfort Avenue and Stilz Avenue. The subject site is located approximately 50' ft. south of Frankfort Avenue and approximately 65' ft. east of Stilz Avenue. The Louisville Water Company (LWC) would like the ability to provide the needed electrical capacity to continue operation should an older generator not function.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Industry – Louisville Water Co.	R-5	Campus
Proposed	Industry – Louisville Water Co.	R-5	Campus
<i>Surrounding Properties</i>			
North	Residential Single Family and Residential Multi-Family	R-5, R-6, and R-7	Traditional Neighborhood
South	Residential Multi-Family	R-5A	Traditional Neighborhood
East	Residential Multi-Family, Residential Two-Family	R-5A, C-1	Traditional Neighborhood
West	Residential Single Family and Residential Multi-Family	R-5 and R-5A	Traditional Neighborhood

PREVIOUS CASES ON SITE

10626 – CFR Water Treatment Plant
 18662 – Crescent Hill Pumping Station
 12616 – Crescent Hill Filter Plant
 14685 – Crescent Hill Water Treatment Plant
 15194 – Crescent Hill Water Treatment Plant
 15452 – Crescent Hill Water Treatment Plant
 16852 – Dechlorination Facility
 18449 – Water Co. Sodium Permanganate
 18784 – LWC Grinstead Street Closure
 15DEVPLAN1000 – CHFP Aqueous Ammonia Feed

INTERESTED PARTY COMMENTS

No comments received from concerned citizens.

APPLICABLE PLANS AND POLICIES

Land Development Code
 Cornerstone 2020

TECHNICAL REVIEW

The Louisville Water Company has had two public meeting that have addressed concerns of the Crescent Hill Neighborhood Association:

- August 16, 2016: Crescent Hill Generator Facility Meeting
- September 27, 2016: LWC Crescent Hill Water Treatment Plant Meeting

As a result of the two meetings the following are changes were made to the site design and materials:

- The fence along Frankfort Ave. has been relocated to be 15 feet off of the proposed electrical building to keep more green space along Frankfort Ave.
- Ten proposed trees are shown on the plan to replace the ten trees that will be removed as part of the site construction and the symbols for the proposed trees were added to the legend.
- All tree species were added to the tree legend.
- The proposed driveway will be constructed with Historic Mix concrete instead of asphalt.

The Crescent Hill Neighborhood Plan states the following:

- Create a strategy and system for building relationships between the Crescent Hill Community Council and institutional neighbors (i.e. St. Joseph's, Masonic Home, etc.). The Louisville Water Company has made efforts to address the concerns of residents within the Crescent Hill Neighborhood by moving the fence 15 feet from the proposed electrical building, allowing for more green space and replanting trees that are removed during construction to maintain a screening of the proposed buildings.
- Preserve existing green space, and explore opportunities to add parks and green space throughout the neighborhood, as stated above the Louisville Water Company allowed public input and have proposed to move the fence closer to the proposed electrical building and replanting of trees that are removed during the construction project.

STAFF CONCLUSIONS

In order to determine compliance with the applicable sections of the comprehensive plan, the guidelines requiring additional information and answers provided for the following questions/statements are found on the staff checklist located on pgs. 7 of the staff report.

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.

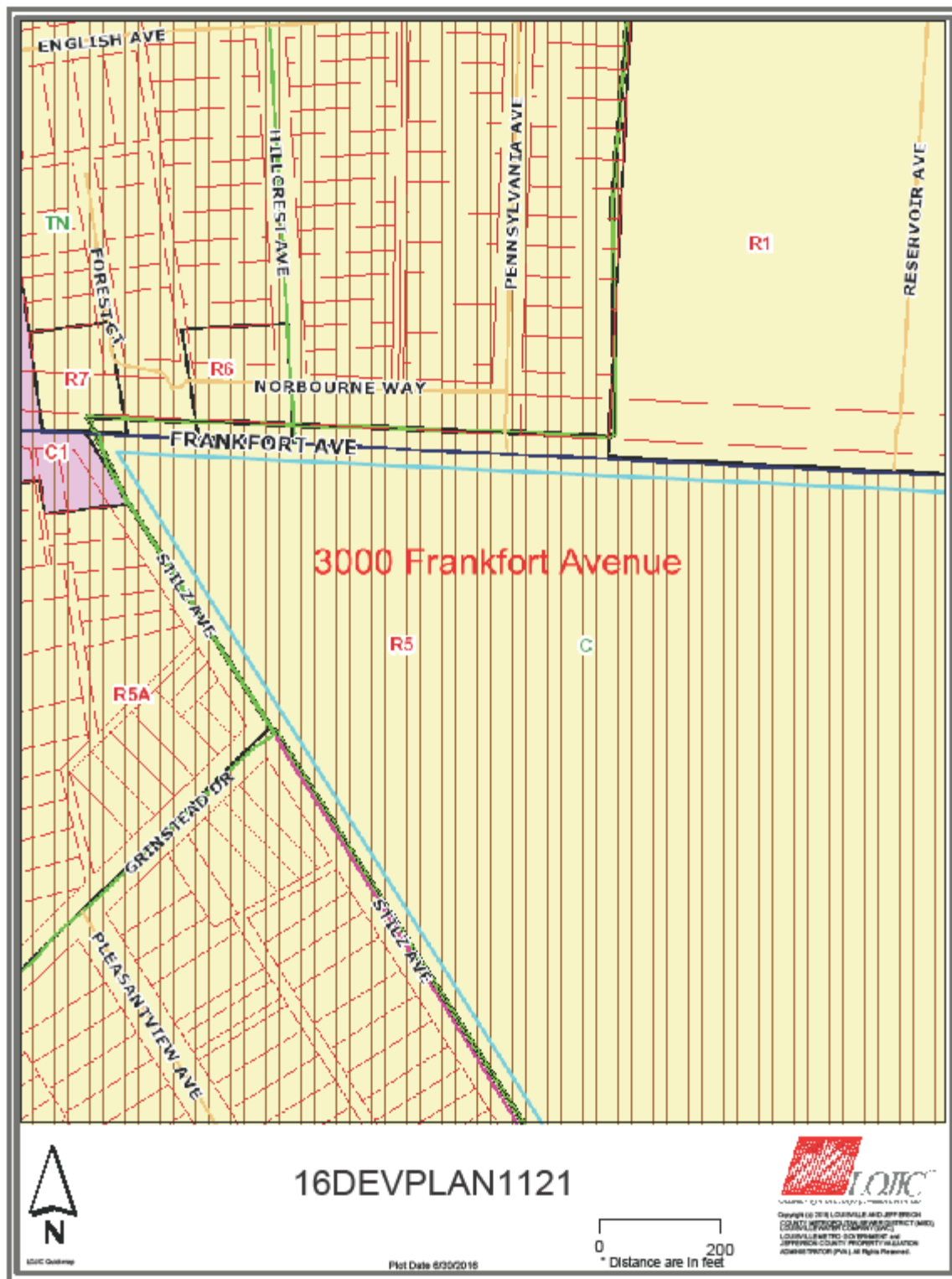
NOTIFICATION

Date	Purpose of Notice	Recipients
7/8/2016	DRC Meeting	1 st tier adjoining property owners and Neighborhood Notification
7/8/2016	Neighborhood Notification	Registered Parties

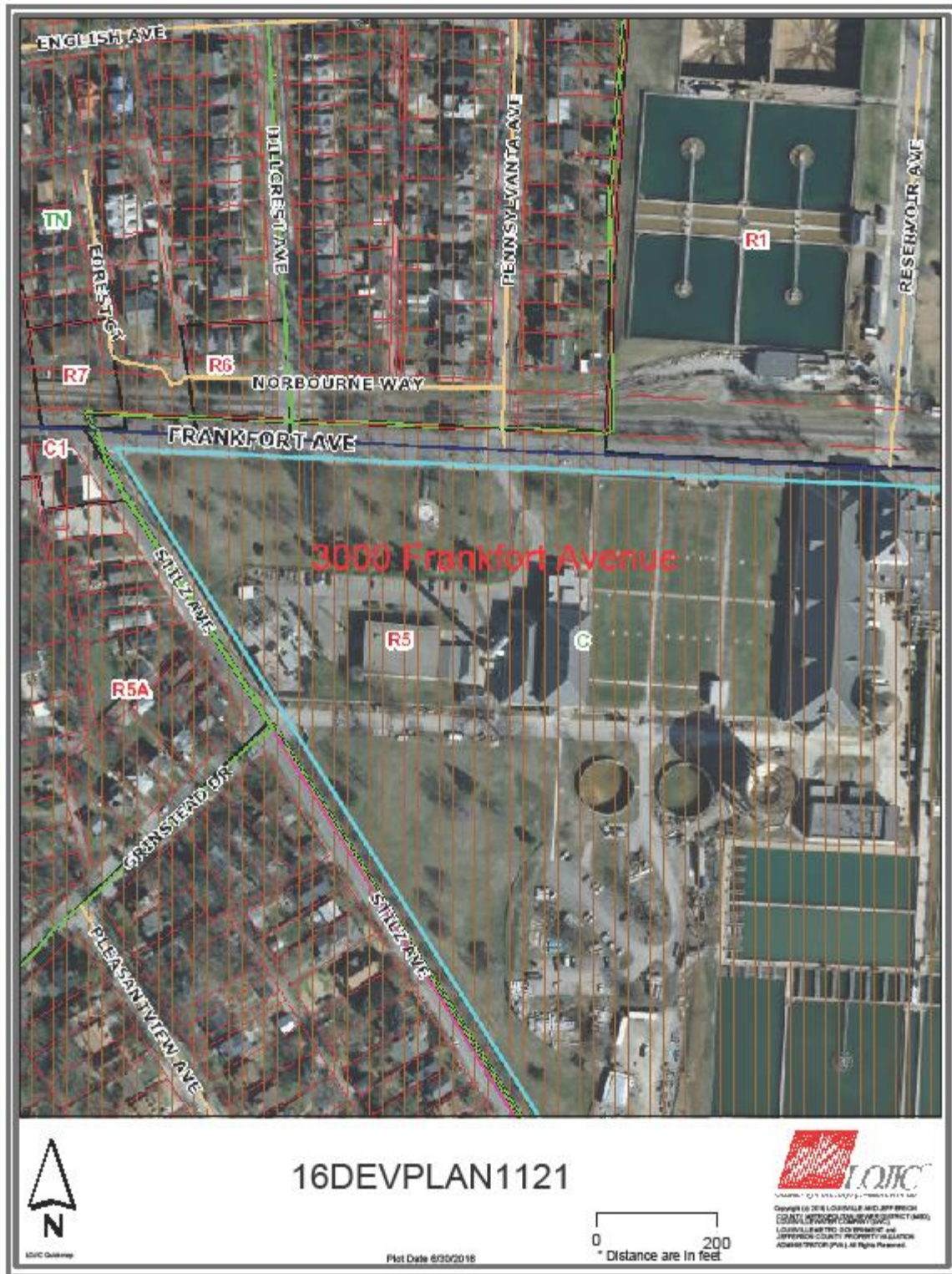
ATTACHMENTS

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

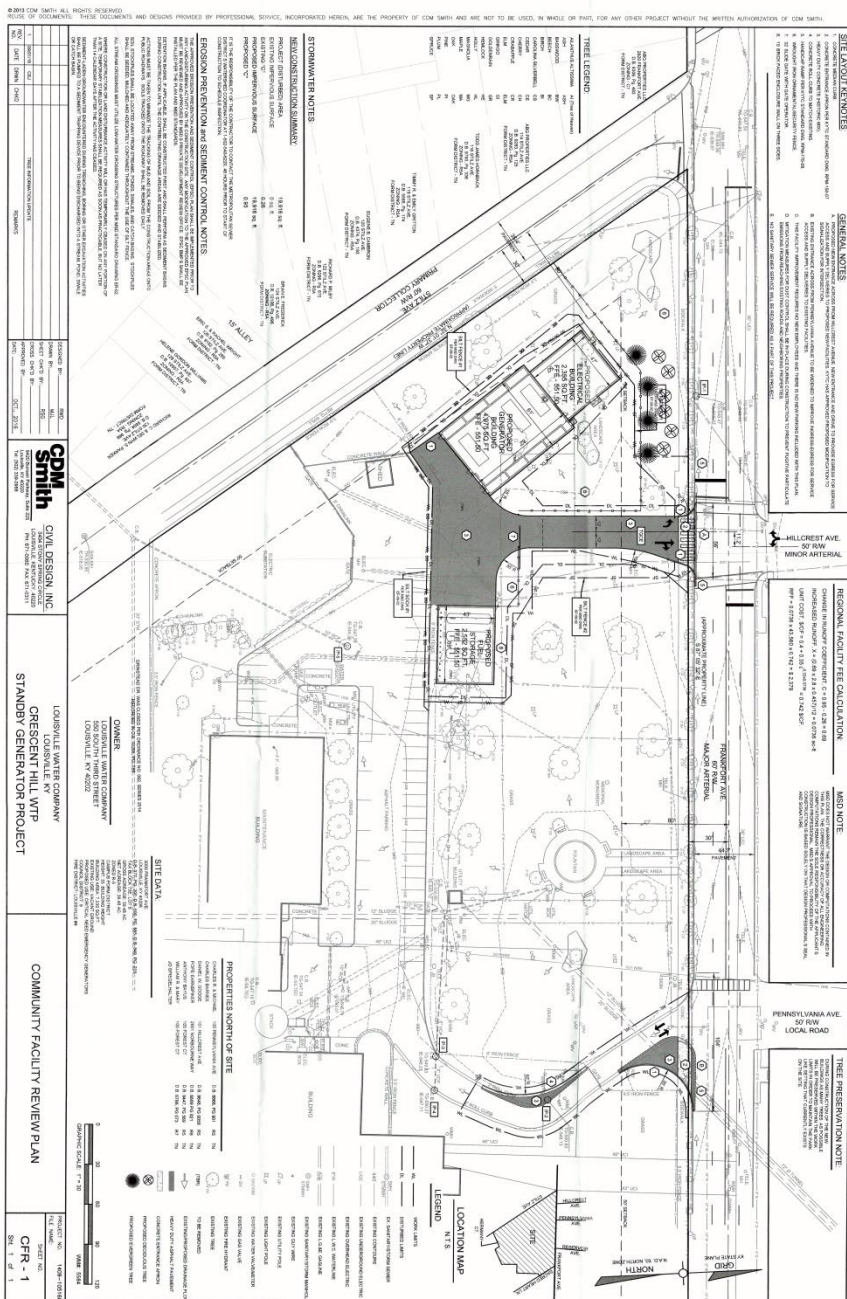
1. Zoning Map



2. Aerial Photograph



3. Site Plan



4. Cornerstone 2020 Comprehensive Plan Checklist

Campus: Non-Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
14	Community Form/Land Use Guideline 3: Compatibility	A.4/5/6/7: The proposal does not constitute a non-residential expansion into an existing residential area, or demonstrates that despite such an expansion, impacts on existing residences (including traffic, parking, signs, lighting, noise, odor and stormwater) are appropriately mitigated.	+	The site is situated near the corner of Stilz Ave. and Frankfort Ave. The parcel is zoned R-5 and having an ingress/egress on the south side of Frankfort Ave. across from Hillcrest Ave. Traffic may be an issue but KYTC (under general note, "A" on the development plan) has allowed the modification of signalization to the Frankfort Ave. and Hillcrest Ave. intersection. Noise: 70db, Traffic: delivery once every two years. Odor: not addressed.
15	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	+/-	Staff does not have any information concerning mitigations of potential odors or emissions.
16	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+	Deliveries are only expected once every two years.
19	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	+	Along Stilz Ave. there is a large retaining wall that blocks a vast majority of the site, the proposed structures would not be visible until a pedestrian or vehicle reaches the corner of Stilz Ave. and Frankfort Ave. LWC has stated that they will attempt to retain as many of the trees on site as possible. Trees that are to be removed will be replaced with newly replanted trees as shown on the Development Plan.
20	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	+	LWC has stated that they will attempt to retain as many of the trees on site as possible. Trees that are to be removed will be replaced with newly replanted trees as shown on the Development Plan. Also, the fence used to secure the facility has been moved 15 feet from the proposed Electrical building, closer than on previous development plans.
22	Community Form/Land Use Guideline 3: Compatibility	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	+	LWC has stated that they will attempt to retain as many of the trees on site as possible. Trees that are to be removed will be replaced with newly replanted trees as shown on the Development Plan. Also, the fence used to secure the facility has been moved 15 feet from the proposed Electrical building, closer than on previous development plans. The sidewalk along Southside of Frankfort Ave. will be out of commission for duration of the proposed construction.