



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: 16VARIANCE1062

Submittal Date: 08/08/2016

Address: 3917 BARDSTOWN RD

Contact Phone: (502)479-7711

Contact Name: John White

Contact Email: lisa@wpccompany.com

Project Name: 3917 Bardstown Rd Variance

Type of Work: VARIANCE

Project Description: Variance to allow portion of new building to exceed the maximum setback of 5' by 20' for a total setback of 25' with additional waivers. Parcel is zoned C-1 on .36 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

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247929, TPOTHER, 1, Transfer

General: Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247919, TPOTHER, 1, Transfer

The sidewalk is to remain a consistent material, concrete, across the entrance to the site. Please dimension the sidewalk width.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247915, TPOTHER, 1, Transfer

Please add the following note to the plan: "In lieu of completing the required streetscape improvements on Bardstown Road at this time, when the streetscape plan that has already been approved by the Commonwealth is constructed, the Bardstown Road entrance shall be removed. The only access point to the site shall be from Six Mile Lane."

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247922, DPCL, 1, Transfer

Code Violation Text: Please provide the dimension from the centerline of the roadway to the right of way of Bardstown Road.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247918, TPOTHER, 1, Transfer

There shall be no parking or maneuvering on right of way. Please remove the parking from the right of way. The landscaping element should be extended to the property line.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247938, DPDIMS, 1, Transfer

Code Violation Text: Please provide typical dimensions for the parking stalls, aisles, and modules.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247940, DPDRIVE, 1, Transfer

Code Violation Text: Please provide the dimensions of drive lanes and points of ingress/egress.

Please provide AutoTURN for the delivery vehicle in order to justify the ingress/egress point being greater than 24 feet. Keep in mind that the vehicle may not maneuver in the public right of way.

Table with 6 columns: Metro DPW, REVISIONS, TPOther, MDUTROW, Email, 8/22/16 2:36 pm. Row 1: 247916, TPOTHER, 1, Transfer

Please straighten the sidewalk along Six Mile Lane so that a blind pedestrian does not walk off of the sidewalk while crossing the entrance.

247927	TPROWCOLL	1	Transfer
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Code Violation Text: Both roads are classified as a collector roadway. A minimum of 40 ft. from centerline Right-of-way is required. (table 6.2.1)

247949	TPMEETING	1	Transfer
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Code Violation Text: 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 Mark Dutrow at mark.dutrow@louisvilleky.gov or at (502)574-5542.

247947	DPUTILNOTE	1	Transfer
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Code Violation Text: Add this note: Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

247944	TPOTHER	1	Transfer
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Please add the following note to the plan: Construction plans, bond and KTC permit will be required prior to construction approval by MPW.

Please add the following note to the plan: Construction plans, bond and KTC permit will be required prior to final approved plan transmittal by MPW.

Please add the following note to the plan: Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.

247903	TPKTC	1	Transfer
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Code Violation Text: Kentucky Transportation Cabinet Review required. All KTC comments and recommendations must be incorporated into plans prior to approval by this office. See comment section of this review for KTC review comments and recommendations.

247935	DPPARK	1	Transfer
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Code Violation Text: Please provide parking calculations minimums and maximums according to Chapter 9 on the plan.

Please note in the parking calculations that after the Bardstown Road streetscape is installed that the two spaces, currently three spaces, on the Six Mile Lane side of the property will need to be removed to allow access from the Six Mile Lane access point.

247948	TPCOMMENTS	1	Transfer
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Code Violation Text: Additional comments may be made once revised plan is submitted to case manager for review.

247934	DPPEDCONN	1	Transfer
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Code Violation Text: "i. A Clearly defined, safe pedestrian access shall be provided from adjacent public rights-of-way (public sidewalk) through off-street parking area to non-residential building entrances. If a transit stop exists or is proposed adjacent to the site; the safe pedestrian access shall connect to the public sidewalk within 50 feet of the transit stop.

ii. Abutting non-residential uses shall provide for vehicular and pedestrian circulation between their sites, through parking lot or alley connections, hard surface walkways, and similar measures.

iii. Non-residential uses adjacent to vacant residentially zoned sites shall provide an access easement for pedestrian access, unless the Planning Director determines such extension is infeasible due to physical or environmental constraints. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8.

iv. Curb cuts- The number and width of curb cuts shall be limited in conformance with the access management principles contained in Chapter 6 Part 1. Sites with multiple buildings shall have unified/joint access.

v. Pedestrian walkways traversing a parking lot with more than 100 spaces shall meet the following standards: Walkways adjacent to parking spaces shall be at least 4 feet wide and shall be separated from vehicles by a change in grade (4 inch minimum), curbing, bollards, wheel stops or landscaping. Walkways connecting handicapped parking spaces with building entrances shall be at least 5 feet wide. Walkways crossing parking lot drive aisles shall be delineated by striping, contrasting pavement materials, elevated pavement, or a combination of these measures. Walkways shall not be delineated to pass behind a row of parking spaces.

vi. Truck Access- Site access shall be designed so that truck and service vehicle traffic generated by a development shall gain access to the site from the primary corridor rather than through adjacent residential areas."

247945	TPOTHER	1	Transfer
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Please add the following note to the plan: All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

247939	DPBIKE	1	Transfer
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Code Violation Text: Please show and label the location of the bike racks on the plan. Please provide bicycle parking calculations.

247933	TPHCRAMP	1	Transfer
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Code Violation Text: Please show sidewalk handicap ramps at the intersection and entrances to be located in front of proposed stop bar locations per Public Works standards.

247928	TPENTRDIMS	1	Transfer
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Code Violation Text: Please show, dimension (width and radii) and indicate pavement type for all proposed entrances, driveways and aisle ways.

247917	TPOTHER	1	Transfer
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Please add the following note to the plan: "All truck maneuvering shall occur on the site."

Please add following note to plan All truck maneuvering shall occur on site

PDS

248935	WAIVED	DPOTHER	allenr	Email: ross.allen@louisvilleky.gov	8/31/16 5:04 pm	1
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Please request the following:

Variance #1: from the Land Development Code section 5.5.1.A.2 to allow the proposed expansion at the rear of the existing structure to be setback from the right of way line greater than 5 feet along Six Mile Lane.

Waiver #1: from the Land Development Code section 5.5.1.3.a to allow parking in the front of the principal structure and to not provide the 3 foot masonry, stone, or concrete wall to screen the parking area.

Waiver #2: from LDC section 5.8.1.B to not provide sidewalks along the Bardstown Road frontage for a linear length of approximately 71 feet.

Waiver #3: from LDC section 10.2.2, table 10.2.4 to not provide the 8 foot screen at the rear of the property with direction N57° 23' 21" W.

Waiver #4: from LDC section 10.2.4 to allow the proposed structure to encroach into the 10 ft. LBA along the rear property line found along the direction N57° 23' 21" W.

Waiver #5: from LDC section 10.2.10 to not provide the 5 ft. VUA LBA along the Bardstown road frontage with direction S57° 15' 00" E.

Waiver #6: from LDC section 10.2.10 to allow the pavement to encroach into the 5 ft. VUA LBA along Six Mile Lane with a direction of N59° 31' 41"E.

Waiver #7: from LDC section 10.2.11 to not provide a 3 foot continuous screen along Six Mile Lane with a direction of N59° 31' 41"E.

Waiver #8: from LDC section 10.2.12 and 10.2.13 to not provide the 5% Interior Landscape Area (ILA) and VUA ILA planting requirements of one medium or large deciduous tree for every 4,000 square feet of vehicular use area.

Please request following Variance from Land Development Code section to allow proposed expansion rear existing structure be setback right way line greater than feet along Six Mile Lane Waiver Land Development Code parking in front principal not