



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/

A g e n c y R e v i e w C o m m e n t s

Project Number: 17WAIVER1020

Submittal Date: 06/30/2017

Address: 2202 BLANKENBAKER RD

Contact Phone: (502)254-2245x

Contact Name: ALEX ROSENBERG

Contact Email: alex@alengrinc.com

Project Name: 2202 Blankenbaker Road

Type of Work: WAIVER

Project Description: Waiver to reduce landscape buffer from 50' to 15' and provide 100% overlap of easement within 15' LBA on 1.90 acres in the PEC zoning district

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	Phone	EMAIL
Ross Allen	(502)574-6929	ross.allen@louisvilleky.gov

Metro DPW

REVISIONS	TMARKERT	Email: tammy.markert@louisvilleky.gov	7/10/17 2:39 pm
276075	TPMEETING	1	RESOLVED

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.

276074	TPOTHER	1	RESOLVED
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I don't have any transportation related comments directly related to the buffer waivers. I do have comments on the plan itself which I have e-mailed to Alex Rosenberg.

Those are:

From: Markert, Tammy O

Sent: Monday, July 03, 2017 3:18 PM

To: 'alex@alengrinc.com'

Subject: RE: 2200 Blankenbaker Rd, Hedges Landscaping

Alex,

I've reviewed using J-town code. My comments are below.

- Please change #8 development notes to read Louisville Metro Transportation Planning instead of KTC.
- No short term bike parking is required, please remove.
- ADD NOTE: All drive aisles and parking stalls must be on a hard durable surface.
- Blankenbaker Rd is a collector level road and the new driveway proposal doesn't met AASHTO standards for a 300' spacing. Since the garage is not used as a garage, that driveway is not necessary and the access point can be the one farthest to the west (new driveway).
- What is the ADA route to the office? I see a sidewalk next to the building, but not a sidewalk to the neutral zone.
- Cat 2b plans don't require right-of-way dedication.
- Please list the pavement width of Blankenbaker Rd.
- According to the below from Jeffersontown's code, they do not offer the sidewalk fee in lieu, however I have e-mailed Steve Rusie to verify that is true.

UPDATE on fee in lieu. J-town does have in their code. Though fee in lieu is requested, it doesn't look like it meets the criteria of offering, listed in Chapter 6.

don have any transportation related comments directly to buffer waivers do on plan itself which mailed Alex Rosenberg Those

From Markert Tammy Sent Monday, July 03, 2017 18 PM alex.alengrinc.com Subject RE: 2200 Blankenbaker Rd Hedges

PDS

REVISIONS	allenr	Email: ross.allen@louisvilleky.gov	7/13/17 12:00 am
276647	DPOTHER	1	Transfer

Waivers per Request of Steve Rusie and the City of Jeffersontown, KY. Two landscape waivers from LDC (City of Jeffersontown, KY) from Sections 5.5.4.B.1, 10.2.4.A, and 10.2.4.B.

276840	DPOTHER	1	Transfer
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1. A Condition of approval (COA) will be placed that the applicant will need to submit an updated deed showing the consolidation of the two parcels prior to construction approval. Also, you can dedicate right of way via a minor plat or by deed. In either case please indicate this on the development plan with a general note/development note.

276841	DPOTHER	1	Transfer
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2. Please provide the adjacent property owners addresses on the development plan.

276842	DPOTHER	1	Transfer
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3. Will the proposed warehouses have new water and sanitary sewer? This will need to be shown on the development plan if so. Please indicate on the plan where the sewer and drainage easement are located.

276843	DPOTHER	1	Transfer
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4. Please indicate the waiver from J-Town LDC section 5.5.4.B.1 needs to indicate that this waiver will be "along the eastern property line adjacent to residential use".

Please indicate waiver from Town LDC section needs to that this will be "along eastern property line adjacent residential use"