

# Development Review Committee

## Staff Report

August 2, 2017



|                                |   |
|--------------------------------|---|
| <b>Case No:</b>                | 17DEVPLAN1121   |
| <b>Project Name:</b>           | Waterfront Botanical Gardens                            |
| <b>Location:</b>               | 1620 River Road   |
| <b>Owner(s):</b>               | Louisville Metro  |
| <b>Applicant(s):</b>           | Kasey Maier, Botanica, dba Waterfront Botanical Gardens |
| <b>Representative(s):</b>      | Matt Wolff, --Sabak, Wilson & Lingo, Inc.               |
| <b>Existing Zoning:</b>        | (W-2)-Waterfront Development Review Overlay District    |
| <b>Existing Form District:</b> | Downtown  |
| <b>Jurisdiction:</b>           | Louisville Metro  |
| <b>Council District:</b>       | 9 – Bill Hollander                                      |
| <b>Case Manager:</b>           | Steve Hendrix, Planning Supervisor                      |

### REQUEST

- **Community Facility Review** for Phase One of the Waterfront Botanical Gardens

### CASE SUMMARY/SITE CONTEXT

The proposed Phase One consists of a 1 story education pavilion that will be 2,611 square feet, gardens and a service drive on approximately 5 ½ acres. The project also includes 74 parking spaces and a nature path to Beargrass Creek. The total Waterfront Botanical Gardens will contain about 23.50 acres and be north of Interstate-71 West, south of River Road, east of Frankfort Avenue and west of Beargrass Creek.

The proposal received Louisville Waterfront Development Corporation approval on June 28, 2017.

Guideline 15 of the Cornerstone 2020 Comprehensive Plan provides policies for the review of community facilities and design to ensure compatibility with existing development.

Policy 1.Location Criteria refers to locating or expanding community facilities in area with a demonstrated need for the facility, to avoid duplication of services, and to provide convenient access to the area that the facility is intended to serve. This site is close to downtown, Waterfront Park and the Louisville Loop.

Policy 20.Cultural and Entertainment Facilities states that such activities should be located in the vicinity of downtown.

### STAFF FINDING

Staff finds that the Community Facility Review application appears to be adequately justified based on staff analysis in the staff report. Staff finds the development to be in compliance with the Comprehensive Plan and Land Development Code.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards for a Community Facility Review approval established in the Land Development Code.

### **Community Facilities**

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.

### **TECHNICAL REVIEW**

The Metropolitan Sewer District and Transportation Planning have approved the preliminary plan.

### **INTERESTED PARTY COMMENTS**

Staff has not received any comments from interested parties.

### **REQUIRED ACTIONS**

- **APPROVE** or **DENY** the Community Facility Review plan for phase 1 of the Waterfront Botanical Gardens.

### **NOTIFICATION**

| <b>Date</b>   | <b>Purpose of Notice</b>     | <b>Recipients</b>   |
|---------------|------------------------------|---|
| July 19, 2017 | APO Notice of Public Meeting | First tier adjoining property owners and registered neighborhood groups |

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Map
3. Development Plan









