

Land Development & Transportation Committee Staff Report

Dec. 8, 2016



Case No:	16DEVPLAN1179
Request:	Construction of Electrical Contractor/Landscape Contractor Offices in the Floyd's Fork Overlay
Project Name:	Electric Blades LLC.
Location:	2810 South English Station Road
Project Size:	5.001 acres
Owner:	Bruce Stansbury – Electric Blades LLC.
Applicant:	Bruce Stansbury – Electric Blades LLC.
Representative:	Morris Talbott – Advanced Engineering and Surveying LLC.
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Ross Allen – Planner I

REQUEST

- Category 2B Development plan for a proposed 16,384 sf. Landscape and electrical contractor's office located within the Floyd's Fork Overlay District.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to construct a 16,384 sf. building on a five acre lot adjacent to the western side of South English Station Road on a lot zoned M-2 in a Neighborhood Form District within the Floyds Fork Overlay District. The proposed building would be used as an Electric Contractor/Landscape Contractor Offices. The proposal further shows eight overhead doors facing South English Station Road (East) that would need to be screened from the Road using landscaping and eight more that would be found on the rear of the structure. The site is currently a vacant parcel defined as farmland. The rear of the property tails off towards an intermittent stream where a proposed detention basin is to be located.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

First Tier	Land Use	Zoning	Form District
Subject Property			
Existing	Farmland	M-2	Neighborhood
Proposed	Electrical/Landscape Contractors Shop/Office	M-2	Neighborhood
Surrounding Properties			
North	Farmland	M-2	Neighborhood
South	Industrial	M-2	Neighborhood
East	Industrial	M-2	Neighborhood
West	Farmland	RR	Neighborhood

PREVIOUS CASES ON SITE

None

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

Per the Land Development Code Chapter 3 Part 1 for the Floyd's Fork Special District (Floyd's Fork Corridor) states:

The intent of the Floyds Fork Design Guidelines is to insure that new development within the Floyds Fork Corridor is designed to aid in restoring and maintaining excellent quality for land and water resources of the Floyds Fork Corridor. The design guidelines are also intended to complement the natural landscape in order to obtain an aesthetically pleasing, rural atmosphere.

Applicability is as follows: The following guidelines would apply to new development, including subdivisions, new construction, clearing and grading of land. Existing homes, farms and undeveloped property are not required to meet these standards. Before a building permit or subdivision is approved, the proposed plans would be reviewed for compliance with these standards.

Consideration should be given to LDC Chapter 3 Part 1 Floyds Fork DRO Guidelines which state the following:

- Modification of streams shown on Map A including stream relocation and channelization is strongly discouraged. Watercourse modification as a convenience for site design purposes is not appropriate. Removal of fallen trees, tree limbs, brush and similar debris that accumulate naturally in creek beds and impede stream flow is acceptable. Please see page 7 of the staff report.
- Consideration of existing wooded areas, in addition to the riparian buffer strip, should be retained wherever possible. Hillside vegetation in particular should be preserved.

Staff: Staff has determined there are wooded areas however; the applicant should be asked if they plan on preserving hillside vegetation as shown on the development plan to the west of the proposed building.

- Wooded areas shown on the development plan as being retained should be preserved and maintained in healthy condition. As trees die or are removed, replacements should be provided.

Staff: Staff has no information that could determine if the trees on the subject site are to be retained, preserved or maintained and whether those trees are in a healthy condition.

- On site wastewater disposal systems should be located to minimize potential water pollution. Lateral fields should be sited at least 150 feet from the ordinary high water mark of a stream, this mainly because your development, impervious surface has a declination in elevation of the rear of the property leading to the stream.

Staff: Staff has no information that could determine if this provision is applicable, but is a consideration for the Floyds Fork Overlay. A discussion with the LMG Health Dept. has stated that the applicant is has approval for the underground septic tank as proposed on the development plan, found east of the proposed building.

- Please make sure to avoid soil loss, property damage, pollution and cleanup costs, an erosion and sediment control plan should be submitted for major subdivisions and other developments with potentially significant water quality impacts. Guidelines found in the Soil Erosion and Sediment Control Practices Section of MSD's design manual currently in effect are to be used when preparing an erosion and sediment control plan.

Staff: Staff has no information that could determine if this provision is applicable, but is a consideration for the Floyds Fork Overlay.

- Runoff from impervious surfaces should be conveyed in a manner that minimizes erosion. Natural storm water channels are preferred over manmade materials such as conveyances constructed of concrete.

Staff: Staff has no information that could determine if this provision is applicable, but is a consideration for the Floyds Fork Overlay.

- Adequate provision should be made to prevent any storm or surface water from damaging the cut face of any excavation or the sloping face of any fill. When necessary for protection of critical areas, diversion ditches or terraces should be provided.

Staff: Staff has no information that could determine if this provision is applicable, but is a consideration for the Floyds Fork Overlay.

- Minimize cuts and fills. Necessary cuts, fills and ether earth modifications should be replanted with appropriate vegetation. Minimize the practice of terracing hillsides in order to provide additional building sites. Structural containment of slopes should be minimized; retaining walls exceeding six feet in height should be avoided.

Staff: The applicant has a retaining wall which varies in elevation from 2-12 feet as shown south of the proposed construction.

- Newly installed utility services should be underground and service structures should be screened as required by Chapter 10 of the Development Code.

Staff: The applicant has overhead power lines along the South English Station Road frontage but it is not shown as a note on the development plan to provide underground utilities on the site.

- When it is necessary to use retaining walls (as shown on the south side of your site near the edge of your VUA your site situation places you at a higher point meaning vehicles travelling north on South English Station Road will see your retaining wall) , their height should be minimized. A series of smaller retaining walls is preferable to one large wall, provided that the series of walls can be built without excessive removal of vegetation during construction. Retaining walls faced with brick or stone are preferable.

Staff: The retaining wall as shown on the plan is not shown in any elevation schematic, it is unknown if the wall will be of brick or stone.

- Please provide a checklist indicating the presence or absence of the following features:
 - a. Karst features subject to subject to development restrictions as defined in Chapter 4 Part 9.
 - b. Where the proposed land disturbing activity is located within the Karst Prone area of Jefferson County as indicated on the Karst Prone Area Map located within Appendix 4I, the applicant shall conduct a karst survey of the property and shall identify on plans all karst geologic features (see Section 4.9.4) The karst survey shall be conducted by a geologist or engineer licensed in the

State of Kentucky with experience in the review and analysis of karst geologic features or by an individual Registered with PDS. Registration requirements include the completion of an approved training course in the identification of karst geologic features for the purpose of conducting a karst survey. The karst survey shall include at least one field site inspection as well as the use of other materials as needed such as:

- i. Existing and historical aerial photographs
- ii. Soils report (available from the National Resource Conservation Service)
- iii. Geological maps and reports (available from the United States Geological Survey and the Kentucky Geological Survey) Caves (based on existing data obtained from groups including the Kentucky Geological Survey, Kentucky Division of Water, the Kentucky Speleological Survey, and other local cave groups)
- iii. Related available data (e.g. previous development plans, neighborhood plans, LOJIC data, etc.).
- iv. A note shall be included on all required plans indicating the person(s) who conducted the mandatory site inspection for the karst survey of the property and when it was performed.

Staff: The development plan shows (textually) that two sinkholes exist on site although they are not shown on the development plan, top center left hand side of the plan). Karst Features or Karst prone areas are a consideration of construction in the Floyds Fork Overlay.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development and Transportation Committee must determine if the proposal meets the standards for construction of the proposed 16,384 sf. Landscape/electrical contractors shop/office within the Floyds Fork Overlay.

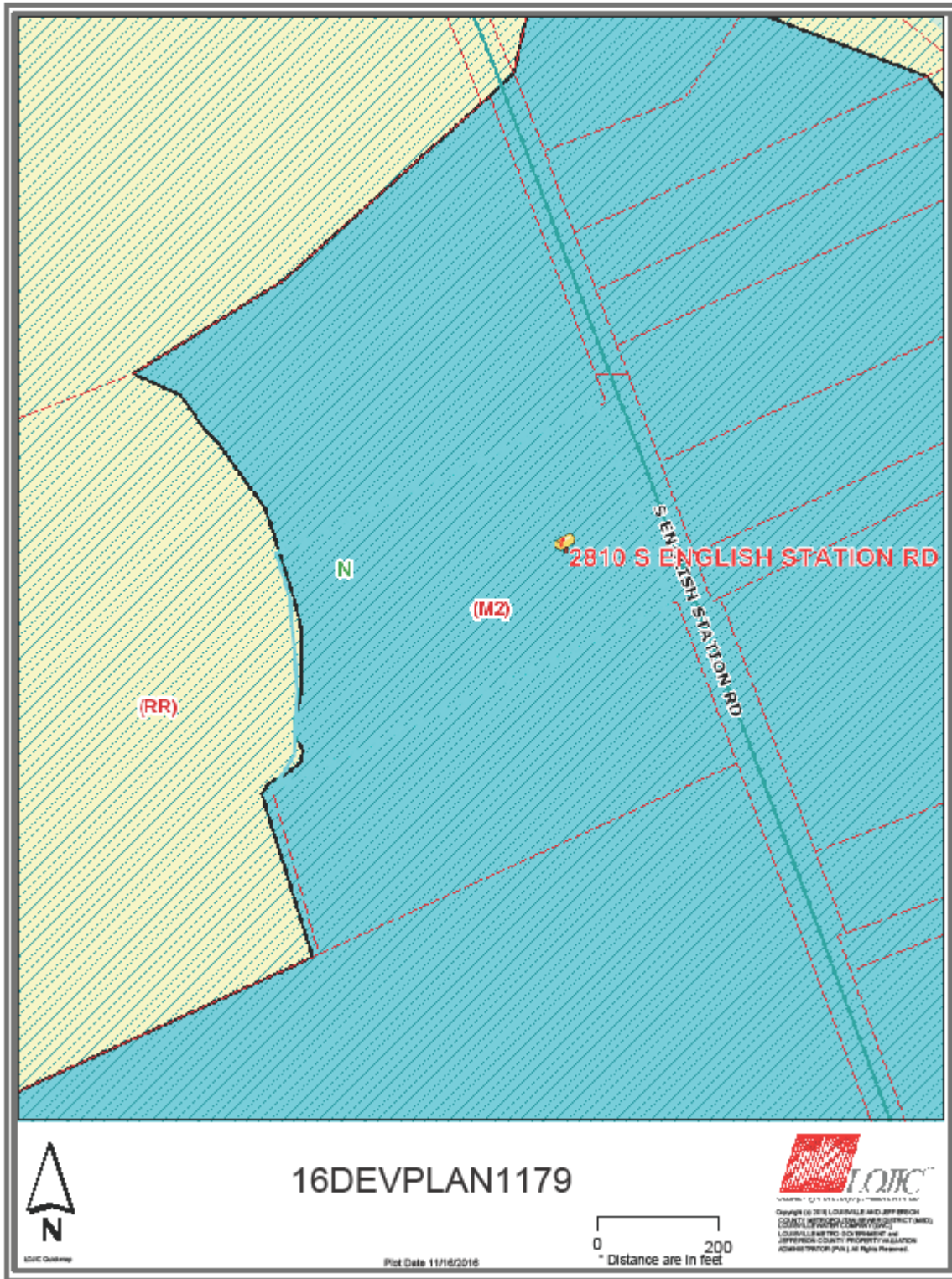
NOTIFICATION

Date	Purpose of Notice	Recipients
Dec. 8, 2016	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 20 Notification of Development Proposals

ATTACHMENTS

- 1. Zoning Map
- 2. Aerial Photograph
- 3. Comprehensive Plan Core Graphic Map A

1. Zoning Map



2. Aerial Photograph



3. Comprehensive Plan Core Graphic Map A

