

# Development Review Committee

## Staff Report

March 5, 2014



Case No:	14Devplan005
Request:	Community Facility Review
Project Name:	MSD Pump Station Expansion and Wet Weather Treatment Plant
Location:	4010 Bells Ln.
Owner:	Louisville & Jefferson County Metropolitan Sewer District
Applicant:	Same
Representative:	Dunaway Engineering
Jurisdiction:	Louisville Metro
Council District:	1 – Attica Scott
Case Manager:	Latondra Yates, Planner II

### 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 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.

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The CFR is for expansion of the existing pump station and construction of a wet weather treatment plant. Realignment of the Louisville Loop in this area is also proposed with this project.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

The site is zoned M-3 and in the Suburban Workplace (SW) Form District. It is surrounded by industrial property.

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Industrial	M-3	SW
<b>Proposed</b>	Industrial	M-3	SW
<b>Surrounding Properties</b>			
<b>North</b>	Industrial	M-3	SW
<b>South</b>	Industrial	M-3	SW
<b>East</b>	Industrial	M-3	SW
<b>West</b>	Industrial	M-3	SW

### PREVIOUS CASES ON SITE

None

### INTERESTED PARTY COMMENTS

Staff received in inquiry from Councilwoman Scott's office.

### APPLICABLE PLANS AND POLICIES

Land Development Code  
Cornerstone 2020 Comprehensive Plan- see checklist attached.

## TECHNICAL REVIEW

No outstanding technical review items.

## STAFF CONCLUSIONS

The Community Facility Review meets 24 of the applicable guidelines of the Comprehensive Plan.

Eight of the guidelines require additional information that can be addressed during construction review, including lighting and signage details.

Based upon the information in the staff report, the testimony and evidence provided, 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 further conformance.

## NOTIFICATION

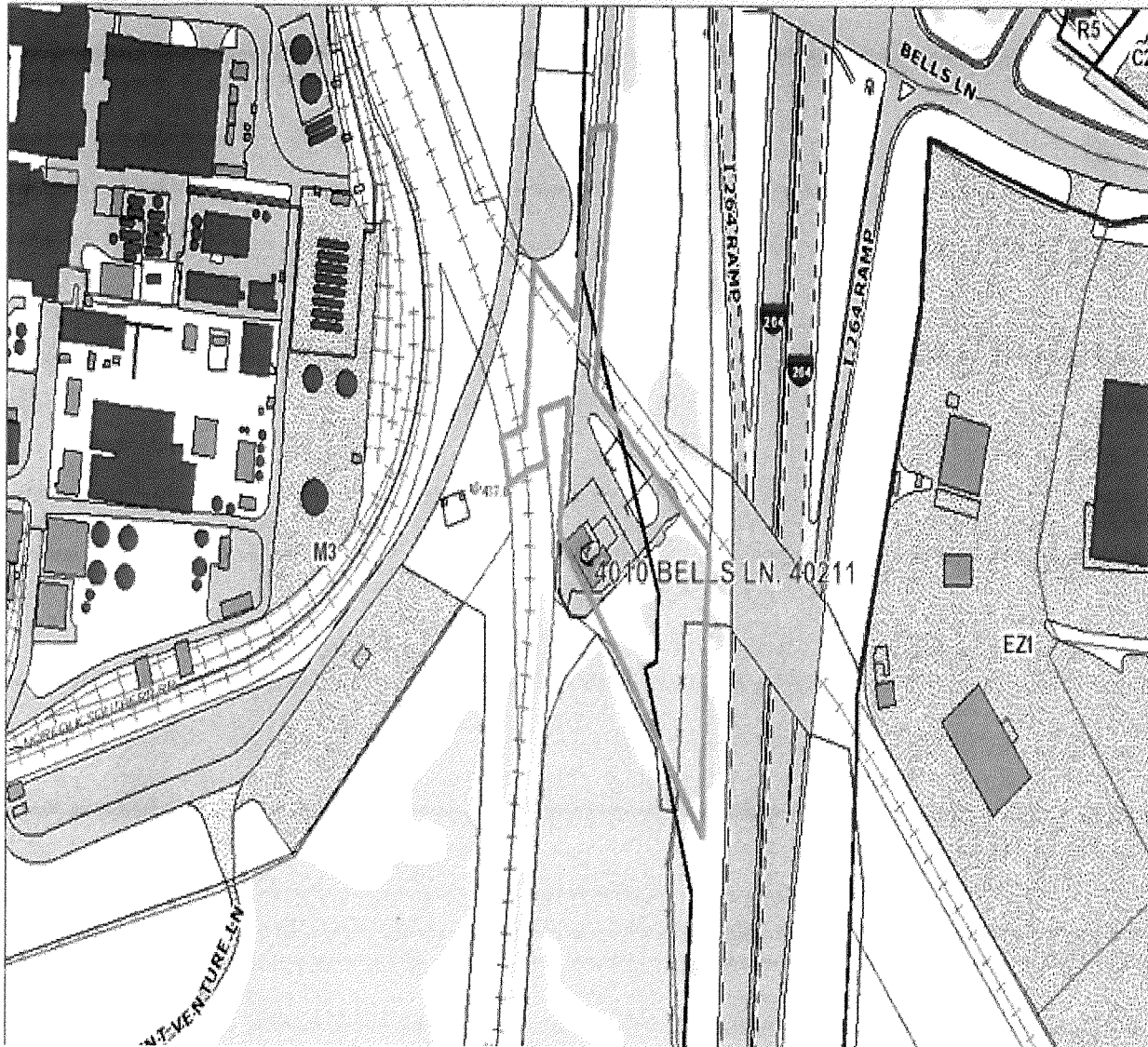
Date	Purpose of Notice	Recipients
2/19/2014	DRC Meeting	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Neighborhood Notification

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Neighborhood Notification and Meeting Summary
4. Cornerstone 2020 Comprehensive Plan Checklist

1. Zoning Map

PLURIC 11/4/TVV



2. Aerial Photograph





4. **Neighborhood Notification and Meeting Summary**

Invitation to Neighborhood Informational Meeting - 4010 Bells Lane & 3401 Joint Ventu... Page 1 of 1

**Stevenson, Beth**

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**From:** LouisvilleKY.gov [LouisvilleKY@public.govdelivery.com]  
**Sent:** Friday, December 20, 2013 10:33 AM  
**To:** Render, Scott; connie.ewing@louisvilleky.gov; Thomas, Regina; Kessinger, Holly; Simmons, Rebecca; Cestaro, Chris; Brashear, Pamela; Stevenson, Beth; Wethington, Jessica  
**Subject:** Courtesy Copy: Invitation to Neighborhood Informational Meeting - 4010 Bells Lane & 3401 Joint Venture Lane

**Attachments:** Neigh+Notific+4010+Bells+Lane+and+3401+Joint+Venture+Lane.pdf

**This is a courtesy copy of an email bulletin sent by Beth Stevenson.**

**This bulletin was sent to the following groups of people:**

Subscribers of Council District 1 Notification of Development Proposals (154 recipients)

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The attached invitation is being forwarded to you on behalf of the applicant for the development proposal described. This is for an informational meeting the applicant is required to conduct before a formal application can be made with Louisville Metro Planning and Design Services for this development proposal. The subject property address is 4010 Bells Lane and 3401 Joint Venture Lane.

- [Neigh Notific 4010 Bells Lane and 3401 Joint Venture Lane.pdf](#)

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12/20/2013



Louisville and Jefferson County Metropolitan Sewer District  
700 West Liberty Street  
Louisville Kentucky 40203-1911  
502-540-6000  
www.msdlouky.org

**Neighborhood Meeting Notification Letter**

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December 17, 2013

**To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for District 1.**

Louisville – Jefferson County MSD plans to submit a development proposal for a Community Facility Review for **4010 Bells Lane and 3401 Joint Venture Lane, Louisville Kentucky.**

The proposed project scope is an expansion of the Southwest Pump Station at 4010 Bells Lane which will include modifications to the existing building along with new Screens and Pumps, a Flow Splitter Box, Electrical Building and Odor Control System. The Project will also require to underground crossing of the railroad tracks. There is also a new 50 million gallon per day (mgd) Wet Weather Treatment Plant proposed for the 3401 Joint Venture Lane property. This new Plant will be an intermittently operated facility that will include Grit Removal systems, High Rate Treatment basins, Disinfection and Dechlorination using chemical feed systems along with a Flow Equalization Basin that will store excess flow that will be treated as capacity becomes available.

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In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with Louisville MSD representatives. This meeting will be held in addition to a future meeting that will follow the established public meeting procedures of the Planning Commission.

The meeting to discuss this development proposal will be held on:

**Wednesday January 8, 2014, between 6:00 PM and 7:00 PM**  
**MSD's Central Maintenance Facility at 3050 Commerce Center Place,**  
located near Cane Run Road and Algonquin Parkway.

At this meeting, Louisville-Jefferson County MSD will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Vicki Coombs, PE  
Area Team Leader  
[Vicki.coombs@louisvillemSD.org](mailto:Vicki.coombs@louisvillemSD.org)  
50/540-6131



Beneficial Use of Louisville's Biosolids  
[www.louisvillegreen.com](http://www.louisvillegreen.com)

CFR  
13 Minot Plat 1027



"Contacts", "Subscription Created"  
 "inasucco@att.net", "03/14/2013 12:23 PM EDT"  
 "accounting@contractglazinggroup.com", "08/08/2013 02:09 PM EDT"  
 "acorbin@leoweekly.com", "06/13/2013 03:21 PM EDT"  
 "alicia@kftc.org", "08/30/2013 02:40 PM EDT"  
 "amy.bell@govdelivery.com", "07/23/2013 02:29 PM EDT"  
 "andreak@thewhitsettgroup.com", "04/16/2013 02:14 PM EDT"  
 "angela.o'bannon@pnc.com", "11/20/2013 12:15 PM EST"  
 "attica.scott@louisvilleky.gov", "02/25/2013 02:16 PM EST"  
 "awise@hearst.com", "11/15/2013 02:59 PM EST"  
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 "beckyr@rivercityhousing.org", "02/05/2013 02:34 PM EST"  
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 "billgatewood@msn.com", "02/27/2013 08:51 PM EST"  
 "bostondbbl@aol.com", "07/13/2013 07:37 PM EDT"  
 "brendadodson@twc.com", "09/30/2013 07:54 PM EDT"  
 "brian.boles@louisvilleky.gov", "11/14/2013 10:25 AM EST"  
 "bronston195@hotmail.com", "09/04/2013 05:16 PM EDT"  
 "bthompson@shermamdixie.com", "10/25/2013 03:32 PM EDT"  
 "c.byrd@oracladesign.net", "04/16/2013 05:23 PM EDT"  
 "c0asha01@louisville.edu", "04/15/2013 12:00 PM EDT"  
 "caresto@gmail.com", "08/25/2013 12:03 AM EDT"  
 "cbtray79@gmail.com", "04/05/2013 08:57 AM EDT"  
 "Cfox@28first.com", "09/18/2013 07:53 AM EDT"  
 "charlesdavis2@juno.com", "09/14/2013 06:07 PM EDT"  
 "chashburner@wyattfirm.com", "03/27/2013 01:56 PM EDT"  
 "chickoryphish@gmail.com", "11/01/2013 10:43 AM EDT"  
 "chris.poynter@louisvilleky.gov", "07/08/2013 11:47 AM EDT"  
 "cicely.douglas@louisvilleky.gov", "12/02/2013 10:51 AM EST"  
 "Clintonbennett@twc.com", "11/05/2013 01:32 AM EST"  
 "cotts@wdrb.com", "09/30/2013 01:59 PM EDT"  
 "cr40205@gmail.com", "02/03/2013 12:18 AM EST"  
 "creynolds@wdiarchitecture.com", "04/18/2013 12:52 PM EDT"  
 "cubanasiren@gmail.com", "10/30/2013 07:19 PM EDT"  
 "dbundrent@gmail.com", "08/09/2013 06:49 AM EDT"  
 "dburba@bornstein1890.com", "08/27/2013 04:03 PM EDT"  
 "dcurtis@inovussolar.com", "06/17/2013 12:07 PM EDT"  
 "deanmartin@twc.com", "02/13/2013 01:17 PM EST"  
 "delahschr@aol.com", "02/27/2013 08:22 PM EST"  
 "demetrick.coleman@kysu.edu", "12/08/2013 06:28 PM EST"  
 "dennis@bjbrestoration.com", "04/27/2013 07:59 AM EDT"  
 "director@preservationlouisville.org", "10/25/2013 06:27 PM EDT"  
 "dixiedarlin124@att.net", "10/11/2013 10:46 AM EDT"  
 "dkupish@wave3.com", "03/28/2013 09:20 AM EDT"  
 "dmiller@acousticalaudio.com", "04/24/2013 09:56 AM EDT"  
 "dnorton@encompass-ddc.com", "07/24/2013 03:09 PM EDT"  
 "donna.sanders@louisvilleky.gov", "02/25/2013 02:19 PM EST"  
 "Dxerri4@gmail.com", "02/02/2013 09:41 AM EST"  
 "ellie.schweizer@louisvilleky.gov", "07/16/2013 08:51 AM EDT"  
 "emailjohnfisher@gmail.com", "09/04/2013 01:51 PM EDT"  
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 "gibsonjohn1@gmail.com", "09/02/2013 03:21 PM EDT"

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"nancy.diaz-metz@westendschool.org", "06/12/2013 04:39 PM EDT"  
"neal.w.oplinger@gmail.com", "04/03/2013 04:01 AM EDT"  
"nppkentuckiana@gmail.com", "02/24/2013 12:42 PM EST"  
"paula.wahl@neel-schaffer.com", "06/28/2013 10:12 AM EDT"  
"persim12@yahoo.com", "08/12/2013 10:17 PM EDT"  
"Pquiggins@wdrb.com", "11/05/2013 12:27 PM EST"  
"priener@kochair.com", "08/02/2013 09:15 AM EDT"  
"ralph.merkel@louisville.edu", "02/03/2013 12:40 PM EST"  
"regina.thomas@louisvilleky.gov", "05/30/2013 03:24 PM EDT"  
"resul.austin16@gmail.com", "11/18/2013 08:38 AM EST"  
"richard.mcknight1911@gmail.com", "04/16/2013 12:02 PM EDT"  
"Rivdak20@yahoo.com", "10/04/2013 02:56 PM EDT"  
"rmcdonough@courier-journal.com", "08/13/2013 10:11 AM EDT"  
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"rtobak@cdcnews.com", "07/28/2013 06:06 PM EDT"  
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"sarah@insiderlouisville.com", "12/05/2013 10:59 AM EST"  
"Shashayaya@AOL.com", "04/26/2013 04:37 PM EDT"  
"shicol@bellsouth.net", "02/02/2013 03:22 PM EST"  
"soy\_juan\_alejandro@hotmail.com", "11/02/2013 12:52 AM EDT"  
"starchld56@aol.com", "07/05/2013 08:18 AM EDT"  
"stinger1959@hotmail.com", "09/03/2013 02:28 PM EDT"  
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**Bells Lane Wet Weather Treatment Facility & SW Pump Station Neighborhood Meeting Summary:**

A neighborhood meeting was held on January 8th, 2014 for the proposed Bells Lane Wet Weather Treatment Facility & SW Pump Station Expansion located at 3601 Joint Venture Lane & 4010 Bells Lane. Notice for the meeting was mailed out on December 17th and the meeting was held at 6:00 P.M. at the MSD Central Maintenance Facility at 3050 Commerce Center Place.

Two people attended the meeting.

Vicki Coombs, the Area Team Leader with MSD sat down with Mr. Kenneth Madison and went through a PowerPoint presentation with him.

The only concern that he had was about possible odors from the open basin.

Vicki explained that this area contains combined sewers and that the facility would only be used during wet weather events so the sewage that would flow to this facility would have a large percentage of stormwater mixed with the sewage and the facility which will dilute and odor and the facility is designed to process the wastewater very quickly. The basin would typically be emptied within 24 hours. MSD does not anticipate any odor issues with facility.

The second person to attend the meeting was John Swintosky with the Louisville Metro Parks Department. He attended the meeting due to the fact that the Southwest Pump Station is adjacent to the Louisville Loop trail which will be relocated to allow for the Pump Station expansion. MSD has been working with the Parks Department on the relocation of the trail and proposed landscaping adjacent to the trail.

The meeting ended at approximately 6:45 P.M.

Developers Representatives at the meeting:

Vicki Coombs, P.E., MSD

Don Szymansky, MSD

Rich Tomko, P.E., CH2MHILL

Kimberly Dunaway, Dunaway Engineering, Inc.

Stephen Rusie AICP, Dunaway Engineering, Inc.

14DEVPLAN1005

5. **Cornerstone 2020 Comprehensive Plan Checklist**

1	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 1: Community Form	B.10: The proposal integrates into the pattern of development, which features buildings set back from the street in a landscaped setting.	√	Setbacks to surrounding industrial will be observed. Landscaping is proposed.
2	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 1: Community Form	B.10: The proposal integrates into a planned development that features a mixture of related uses, and that may contain either a single major use or a cluster of uses.	√	Expansion of an existing industrial area proposed.
4	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	√	Proposed development appears to be compatible with that of surrounding.
5	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	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.	√	Expansion of an existing industrial area proposed.
6	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	√	Plan has APCD approval with note.
7	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	√	Plan has Transportation Planning Review preliminary approval.
8	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	+/-	Lighting details should be provided.
10	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	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.	√	Appropriate landscaping is proposed.

11	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	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.	√	Appropriate landscaping is proposed.
12	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	√	Setbacks and structure heights appear to be compatible with that of surrounding industrial.
14	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.24: The proposal includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.	√	Appropriate landscaping is proposed.
16	Form District Goals G1, G2, G3, G4, Objectives G1.1, G2.1-2.5, G3.1-3.3, G4.1-4.4	Community Form/Land Use Guideline 3: Compatibility	A.28: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	+/-	Sign details should be provided.
17	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	√	Realignment of the Louisville Loop is proposed.
18	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	√	Realignment of the Louisville Loop is proposed.
19	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	√	Landscaping and realignment of the Louisville Loop is proposed.
25	Marketplace Strategy Goal A1, Objectives A1.3, A1.4, A1.5	Marketplace Guideline 6: Economic Growth and Sustainability	A.4: Encourage industries to locate in industrial subdivisions or adjacent to existing industry to take advantage of special infrastructure needs.	√	Located in an existing industrial area.
29	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.3/4: The proposal promotes mass transit, bicycle and pedestrian use and provides amenities to support these modes of transportation.	√	The Louisville Loop is located in proximity to the site.
31	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	√	Plan has Transportation Planning Review preliminary approval.
32	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	√	The required parking will be provided.

37	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	√	The Louisville Loop is located in proximity to the site.
38	Livability, Goals B1, B2, B3, B4, Objectives B1.1-1.8, B2.1-2.7, B3.1-3.4, B4.1-4.3	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue-line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	+/-	Subject to construction approval.
39	Livability Goals C1, C2, C3, C4, all related Objectives	Livability/Environment Guideline 12: Air Quality	The proposal has been reviewed by APCD and found to not have a negative impact on air quality.	√	Plan has APCD approval with note.
42	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	√	Site served by existing utilities.
43	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	√	Plan has fire dept approval.
44	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	+/-	Subject to construction approval.
46	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.6: Underground utilities are used where possible. Utility installations are designed to prevent creating a nuisance for surrounding areas. Large utility installations have access to major roadways.	+/-	Applicant should explain how utilities are situated.
47	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.7: Utility easements are designed for access for maintenance and repair and to minimize negative visual impacts. Common easements are used and are placed in the rights-of-way to allow shade trees to be planted adjacent to the road.	+/-	Applicant should explain how utilities are situated.
48	Livability Goal J1, all related objectives	Community Facilities Guideline 15: Community Facilities	A.1/2/8: Community facilities are proposed in an area with demonstrated need for the facility, to avoid duplication of services, and to provide convenient access, and if possible are located on a site shared with another community facility. Existing structurally sound community facilities should be reused.	√	Project will address issues related to drainage and stormwater management.

51	Livability Goal J1, all related objectives	Community Facilities Guideline 15: Community Facilities	A.4: Locate and design utility easements to ensure access for repair and maintenance and place utility lines, to the extent possible, in common easements and underground.	+/-	Applicant should explain how utilities are situated.
56	Livability Goals H1-H5, J1, all related objectives	Community Facilities Guideline 15: Community Facilities	A.13: Parks and recreation areas are located and designed in accordance with the approved Parks and Open Space Master Plan.	√	Realignment of the Louisville Loop is proposed.
57	Livability Goal J1, all related objectives	Community Facilities Guideline 15: Community Facilities	A.14: Schools are located and designed with safe access for pedestrians, bicyclists and drivers and their passengers, with active and passive recreation areas where possible, and with adequate buffering to mitigate potential nuisances.	√	Realignment of the Louisville Loop is proposed.