

Development Review Committee Staff Report

Feb. 1, 2017



Case No:	16DEVPLAN1243
Request:	Community Facility Review for a proposed water tank located at 8612 Old Bardstown Road.
Project Name:	Water Company Storage Tank
Location:	8612 Old Bardstown Road
Area:	4.40230
Zoning:	R-4
Form District:	Neighborhood
Owner:	Spencer Bruce P.E. - Louisville Jefferson County Metro Government
Applicant:	Patti Kaelin – Louisville Water Company
Representative:	Patti Kaelin – Louisville Water Company
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel

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 carriers 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 date of its 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

The Louisville Water Company (LWC) has submitted a Community Facility Review for review per LDC section 4.10.1.4. The Community Facility Review (CFR) is for the replacement of an existing 5 million gallon standpipe water tank with a proposed 3 million gallon elevated storage tank located on the northwestern portion of the subject parcel. The new tank will be located at 40 foot distance from the rear of the Glenmary Commons Subdivision to the north, 238 feet distance from the rear property line of parcels in the Trails Crossing Subdivision to the south, approximately 40 feet from the Beaumont Senior Living of Long Home Road (Traditions at Beaumont Independent Living/Assisted Living and Memory Care) subdivision to the east, and approximately 239 feet from a parcel zoned R-4 in the Neighborhood Form District to the west which is vacant. The subject parcel is accessed via a 1,010 foot long road from Old Bardstown Road (a private access) leading to a proposed and expanded 4,284 sf. (approximated) Asphalt wedge for a parking/staging area with the capacity to have no more than 5 vehicles. The parking staging area has a newly proposed road of approximately 178 linear feet leading to the proposed 3 million gallon water tank. The proposed water tank will have a 120 foot diameter with an approximate 140 foot height, sitting on a pedestal with an approximate

diameter of 65 feet. The proposed water tank will have a smaller impervious area of 4,418 sf. (1,257 sf. less than the existing tank) and increases the area of asphalt to 18,066 sf. (increasing impervious surface by 3,400 sf) or 9.4% of the total site area. The proposed tank will have a 10 foot section of reinforced concrete pipe exiting the tank on the northern side with a connection which leads west/southwest for approximately 225 linear feet and terminating at the northeastern corner of the detention basin. Electricity will begin from overhead lines beginning running along the southern property line and connect to underground electric lines leading north towards the proposed water tank.

The existing tank is to be removed and covers an area of 5,675 sf. with an existing impervious area of 14,666 sf., 7.6% of the total site area, of asphalt with concrete swales covering an area of 195 sf. located to the east and south/southwest of the existing water tank. A detention basin is located in the southwestern corner of the subject parcel with an approximate area of 19,667 sf. with a 5 foot depth, for a total detention basin of approximately 735,596 gallons.

The general layout of the site will have the road access at the southeastern corner. After entering the site there will be a road that leads north towards the proposed water tank all upon a flat topography. The detention basin is located in the southwestern corner of the site and lies at a lower topography with a berm on all sides. West of the proposed water tank the elevation declines as you move west towards the currently vacant parcel of land from approximately 712 feet in elevation to 702 feet in elevation. Last, the entire site is bounded by a 15 foot Landscape area buffer with a fence along the property boundary.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Public AND Semi-Public: Water Tank Louisville Water Co.	R-4	Neighborhood
Proposed	Public AND Semi-Public: Water Tank Louisville Water Co.	R-4	Neighborhood
Surrounding Properties			
North	Residential Single Family – lots but no development on site	PRD	Neighborhood
South	Residential Single Family	R-4	Neighborhood
East	Traditions at Beaumont Residential Multi-Family	PRD	Neighborhood
West	Farmland	PRD	Neighborhood

PREVIOUS CASES ON SITE

- None

INTERESTED PARTY COMMENTS

No comments received from concerned citizens.

APPLICABLE PLANS AND POLICIES

Land Development Code
Cornerstone 2020

TECHNICAL REVIEW

The following public meeting was held regarding the proposed Louisville Water Company Elevated Water Storage Tank:

- The Louisville Water Company sent out a letter inviting adjacent property owners and occupants of those properties on November 15, 2016 for the public informational meeting as set for Dec. 7, 2016. Please see attachment #4.
- Summary of Public Meeting: The Louisville Water Company sent out letters of invitation for the public meeting to approximately 200 property owners in the general vicinity and any persons that could potentially view the water storage tank from their properties. Three property owners, Councilman Robin Engel and several of the councilman's staff attended the meeting. No issues were raised concerning the proposed water storage tank. The Louisville Water Company decided to hold the public hearing in front of the Development Review Committee allowing for adjacent owners/residents and any persons within the general vicinity the opportunity voice their concerns. Please see attachment #5
- Letter of Explanation: The letter provides a general overview of the history, service area and residents served, as well as an overview of the proposed water storage tank. The letter explains the height, size, signage, parking (stating two vehicles for occasional use, less than 5 as stated on the development plan) and the landscape buffer area which exists on the adjacent properties surrounding the subject site. Please see attachment #6

STAFF CONCLUSIONS

In order to determine compliance with the applicable sections of the comprehensive plan, one of the guidelines requiring additional information that may be addressed through the following questions/statements (please see the staff checklist located on pgs. 6 and 12 of the staff report):

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, 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 conformance.

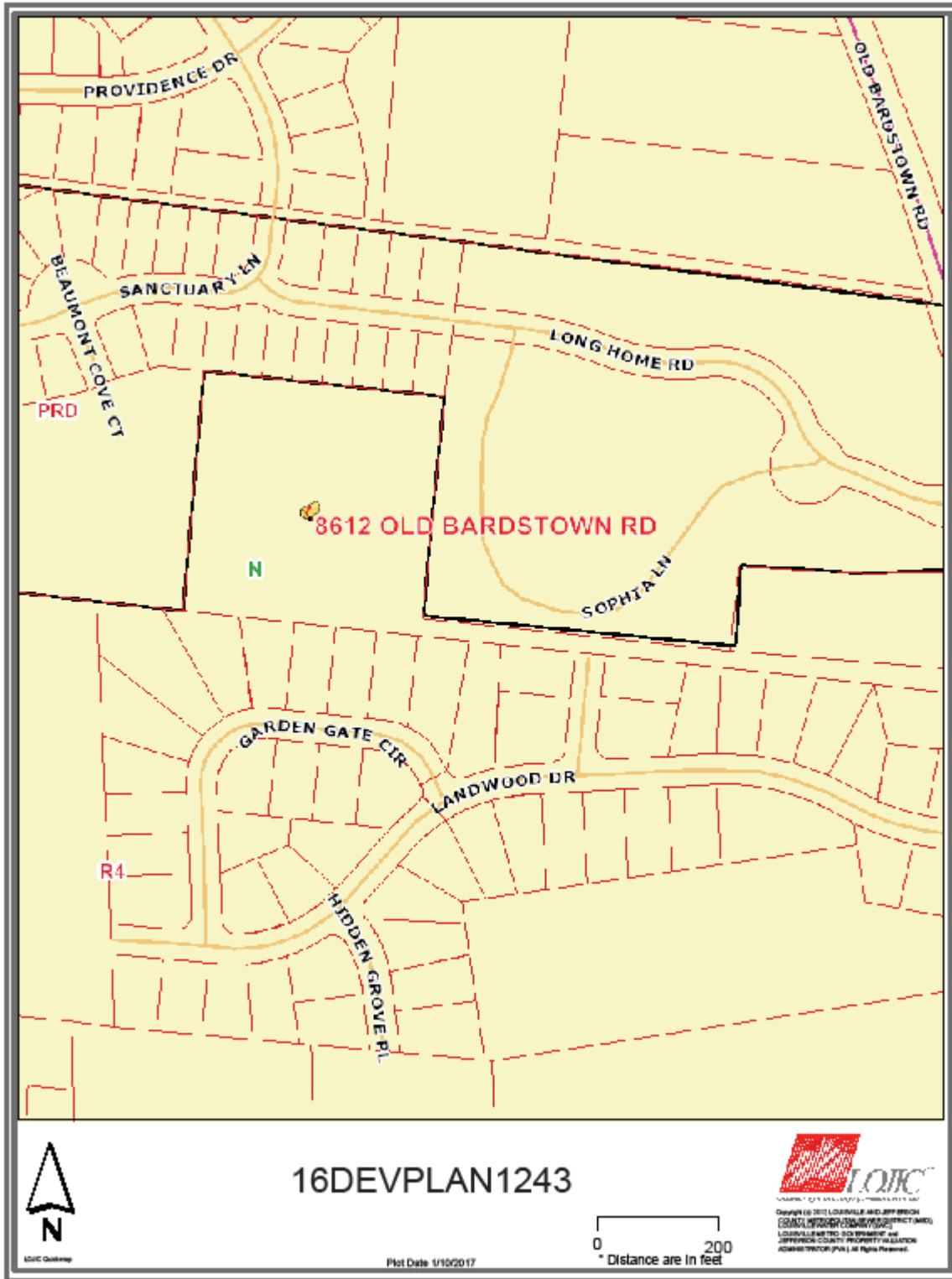
NOTIFICATION

Date	Purpose of Notice	Recipients
1/20/2017	DRC Meeting	1 st tier adjoining property owners and Neighborhood Notification
1/20/2017	Neighborhood Notification	Registered Parties for Council District 25

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Checklist
4. Louisville Water Company Letter of Invitation for public Informational Session
5. Louisville Water Company – Summary of Public Meeting
6. Louisville Water Company – Explanation of Need

1.



2.



3. Cornerstone 2020 Comprehensive Plan Checklist

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Non-Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal is a neighborhood center with a mixture of uses such as offices, retail shops, restaurants and services at a scale that is appropriate for nearby neighborhoods.	NA	The proposal is not located within a neighborhood center.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is high intensity, it is located on a major or minor arterial or an area with limited impact on low to moderate intensity residential uses.	NA	The proposed water storage tank is a higher intensity use on a parcel zoned R-4 within a Neighborhood Form District as accessed from Old Bardstown Rd., a primary collector.
3	Community Form/Land Use Guideline 2: Centers	A.1/7: The proposal, which will create a new center, is located in the Neighborhood Form District, and includes new construction or the reuse of existing buildings to provide commercial, office and/or residential use.	NA	The proposal will not create a new center.
4	Community Form/Land Use Guideline 2: Centers	A.3: The proposed retail commercial development is located in an area that has a sufficient population to support it.	NA	The subject site does not propose retail commercial development.
5	Community Form/Land Use Guideline 2: Centers	A.4: The proposed development is compact and results in an efficient land use pattern and cost-effective infrastructure investment.	✓	The proposal utilizes the same parcel and area that the LWC owns. The proposed water storage tank is smaller, 3 million gallons, than was previously, 5 million gallons.
6	Community Form/Land Use Guideline 2: Centers	A.5: The proposed center includes a mix of compatible land uses that will reduce trips, support the use of alternative forms of transportation and encourage vitality and sense of place.	NA	The subject is not within a proposed center.
7	Community Form/Land Use Guideline 2: Centers	A.6: The proposal incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.	NA	The proposal does not incorporate residential and or office uses.
8	Community Form/Land Use Guideline 2: Centers	A.12: If the proposal is a large development in a center, it is designed to be compact and multi-purpose, and is oriented around a central feature such as a public square or plaza or landscape element.	NA	The proposal is not a large development in a center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
9	Community Form/Land Use Guideline 2: Centers	A.13/15: The proposal shares entrance and parking facilities with adjacent uses to reduce curb cuts and surface parking, and locates parking to balance safety, traffic, transit, pedestrian, environmental and aesthetic concerns.	NA	The proposal is public infrastructure and the LWC has the area protected using a fence.
10	Community Form/Land Use Guideline 2: Centers	A.14: The proposal is designed to share utility hookups and service entrances with adjacent developments, and utility lines are placed underground in common easements.	✓	The proposal does connect to existing overhead utilities as found along the southern property line.
11	Community Form/Land Use Guideline 2: Centers	A.16: The proposal is designed to support easy access by bicycle, car and transit and by pedestrians and persons with disabilities.	NA	The proposal is public infrastructure and will not be accessible to the public.
12	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	NA	The proposal is public infrastructure and will not be accessible to the public. The building materials are unknown and may be better clarified by the applicant or representative.
13	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.	NA	The proposed water storage tank will be replacing an existing water storage tank on the subject site, encroachment had already occurred prior to the current proposal.
14	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	NA	Applicant states that there will be routine water management activities such as flushing and complete draining of the water storage tank. The site has been a water storage tank site previously and no concerned comments have been received concerning the odors or emissions from the subject site.
15	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	NA	Applicant states that the site will be used by less than 5 vehicles posing no significant impact upon traffic in/on the nearby communities.
16	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.	+/-	Staff is not aware if the proposed water storage tank will have an adverse impact upon lighting on nearby properties or on the night sky.
17	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	NA	The proposal is not located along a transit corridor AND in or near an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
18	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.	✓	The proposal includes a 15 foot LBA with existing screening as found along all adjacent properties. The water storage tank is 140 feet in height which was the same as the existing water storage tank which is to be removed.
19	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.	✓	The proposal includes a 15 foot LBA with existing screening as found along all adjacent properties. The water storage tank is 140 feet in height which was the same as the existing water storage tank which is to be removed.
20	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.	✓	The proposal includes a 15 foot LBA with existing screening as found along all adjacent properties. The water storage tank is 140 feet in height which was the same as the existing water storage tank which is to be removed.
21	Community Form/Land Use Guideline 3: Compatibility	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	NA	The proposal states that there will be less than five vehicles on site when operational (after construction).
22	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.	✓	The proposal includes a 15 foot LBA with existing screening as found along all adjacent properties.
23	Community Form/Land Use Guideline 3: Compatibility	A.25: Parking garages are integrated into their surroundings and provide an active, inviting street-level appearance.	NA	No parking garages are proposed.
24	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.	NA	No signage is proposed for the site as stated in the applicant's explanation of need. Please see attachment #6 on page 15 of the staff report.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
25	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.	NA	The proposal is public infrastructure and will not be accessible to the public.
26	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.	NA	The proposal is public infrastructure and will not be accessible to the public.
27	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	✓	The proposal includes a 15 foot LBA with existing screening as found along all adjacent properties.
28	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	✓	The proposal has an existing detention basin and leaves a portion of the property untouched in the northwestern corner.
29	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	NA	The site is not considered historic.
30	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	NA	The soils on the subject site are considered severely erodible. Other than construction the soils on the property should not be disturbed.
31	Marketplace Guideline 6: Economic Growth and Sustainability	A.3: Encourage redevelopment, reinvestment and rehabilitation in the downtown where it is consistent with the form district pattern.	NA	The subject site is not located downtown.
32	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.	NA	The subject site has been and will continue to be a water storage tank site for the LWC.
33	Marketplace Guideline 6: Economic Growth and Sustainability	A.6: Locate retail commercial development in activity centers. Locate uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial and where the proposed use will not adversely affect adjacent areas.	NA	No retail commercial development is proposed.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
34	Marketplace Guideline 6: Economic Growth and Sustainability	A.8: Require industrial development with more than 100 employees to locate on or near an arterial street, preferably in close proximity to an expressway interchange. Require industrial development with less than 100 employees to locate on or near an arterial street.	NA	The development will not have more than 100 employees and is not applicable.
35	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	✓	The proposal is owned and operated by the LWC and the private access road leading to the development will be maintained by the LWC.
36	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.	NA	The proposal is public infrastructure and will not be accessible to the public.
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	NA	The proposal is public infrastructure and will not be accessible to the public.
38	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.	NA	The proposal is public infrastructure and will not be accessible to the public.
39	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	✓	The proposal has a 4,284 sf. asphalt wedge upon entry to the site which will be more than adequate for the, as stated on the development plan, less than five vehicles to park.
40	Mobility/Transportation Guideline 7: Circulation	A.13/16: The proposal provides for joint and cross access through the development and to connect to adjacent development sites.	NA	The proposal is public infrastructure and will not be accessible to the public.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	NA	The proposal is public infrastructure and will not be accessible to the public.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
42	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	NA	The proposal is public infrastructure and will not be accessible to the public. Furthermore the only access to the subject site is through a privately held road owned by the LWC/Louisville Metro Jefferson County Government.
43	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	NA	The proposal is public infrastructure and will not be accessible to the public. Furthermore the only access to the subject site is through a privately held road owned by the LWC/Louisville Metro Jefferson County Government.
44	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.	NA	The proposal is public infrastructure and will not be accessible to the public. Furthermore the only access to the subject site is through a privately held road owned by the LWC/Louisville Metro Jefferson County Government.
45	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.	✓	MSD has stamped the plan preliminarily meaning that the applicant, the Louisville Water Company, has plans that are approved or will submit plans for drainage
46	Livability/Environment Guideline 12: Air Quality	The proposal has been reviewed by APCD and found to not have a negative impact on air quality.	✓	APCD has reviewed the development plan and found that no negative impact will occur upon air quality.
47	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	NA	Staff is not aware of any connections to a system of natural corridors in, on or near the subject site.
48	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The subject site is proposing to connect into existing overhead electric lines as found along the southern property boundary and will be located underground as shown on the applicant's development plan.
49	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The intent of the water storage tank is to provide adequate water and pressure to the surrounding vicinity.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
50	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.	NA	The site has no proposed sanitary sewer lines shown on the development plan.

4. Louisville Water Company Letter of Invitation for public Informational Session



November 15, 2016

Dear Louisville Water Company Customer:

Louisville Water is committed to providing safe, high-quality drinking water to over 850,000 people in Louisville Metro and the surrounding communities. Part of this commitment includes maintaining and enhancing critical infrastructure, including water mains, pump stations and water storage tanks.

We are sponsoring a public meeting to update you on a planned improvement for your neighborhood. This planned improvement involves constructing a new water storage tank next to the existing stand pipe off of Old Bardstown Road, on property Louisville Water currently owns.

The public meeting will be held on Wednesday December 7 at 7:00 pm at Fern Creek Fire Department #2 near Thixton Lane at 9409 Bardstown Road. We invite you to come see and hear more about this planned improvement.

For more information please email me at vguenthner@lwcky.com, or call 569-3600 ext. 2139.

Sincerely,

Vince Guenthner
Senior Utilities Consultant
Louisville Water Company

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5. Louisville Water Company – Summary of Public Meeting



December 21, 2016

RE: 8610 Old Bardstown Rd Proposed Elevated Water Storage Tank
Community Facility Review – Summary of Public Meeting

On Wednesday, December 7, 2016 Louisville Water hosted a public meeting at the Fern Creek Fire Department #2 near Thixton Lane, in the vicinity of the proposed elevated water storage tank. The purpose of the meeting was to share details with the neighborhood about the proposed tank, and give the neighbors an opportunity to provide feedback to Louisville Water.

Letters of invitation (see attached) were delivered to nearly 200 property owners (see attached) in the area of the proposed elevated tank. In addition to adjoining property owners, others that could possibly have a view of the tank were also invited. Three property owners, Councilman Engel, and several of his staff were in attendance.

There were no issues related to the new tank raised by those at the meeting. Louisville Water committed to a public meeting for the CFR to allow another opportunity for neighbor comments.

Sincerely,

Patti Kaelin
Project Manager

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6. Louisville Water Company – Explanation of Need



December 21, 2016

RE: 8610 Old Bardstown Road Proposed Elevated Water Storage Tank
Community Facility Review – Explanation of Need

Louisville Water Company (LWC) has been continuously delivering water since 1860, during which time LWC has grown to provide water to over 810,000 people in the Metro area including parts of Oldham and Bullitt Counties, Kentucky. Additionally, LWC sells water on a wholesale basis to an estimated 58,000 people in several surrounding Kentucky counties.

The LWC distribution system includes water storage tanks, such as the 5 million gallon standpipe currently existing on the site in question. The existing standpipe style of tank requires periodic and routine water quality management activities such as flushing and complete draining. To minimize water quality maintenance, and help maintain consistent water pressure in the area, a 3 million gallon elevated water tank is being proposed on the same site as the existing standpipe.

We plan to begin construction of the new elevated tank in 2017. The new elevated tank will be located as close as possible to the current standpipe, and upon completion of construction, the standpipe will be removed. A tank at this site is an important part of our infrastructure, therefore, the current standpipe must remain in service until the new elevated tank is completed. Below is a comparison of the existing and proposed tanks –

	Existing tank	Proposed tank
Height	140 feet existing	140 feet proposed
Size	5 million gallon standpipe	3 million gallon elevated
Signage	None existing	None proposed
Parking	2 existing for occasional use	2 existing for occasional use
Landscape buffer	Existing on adjacent property	Existing on adjacent property

LWC held a public information meeting about this project Wednesday, December 7, 2016 at the Fern Creek Fire Station #2, located at 9409 Bardstown Road. Nearly 200 property owners in the vicinity of the tank site received a mailed invitation to the meeting (letter attached). In addition to Councilman Engle and his staff, there were 6 property owners in attendance. There were no concerns with the project expressed at the meeting.

Respectfully Submitted,


Bart Potts, PE
Project Engineer


Patti Kaelin
Project Contact

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