



Louisville-Jefferson County Metro Government

Louisville Forward Develop Louisville

Planning and Design Services

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Phone: 502.574.6230 Web Site: louisvilleky.gov/ipl/planningdesign/

Agency Review Comments

Project Number: 17DEVPLAN1034

Submittal Date: 03/09/2017

Address: 18200 SHELBYVILLE RD

Contact Phone: (502)295-6733x

Contact Name: C.R.P. & Associates Inc

Contact Email: cpodgurksy@yahoo.com

Project Name: Post at Shelbyville Rd

Type of Work: DEVPLAN

Project Description: A category 2B plan to construct 1 residential unit and 19,000sqft of commercial space in the R-4 and C-1 zoning districts on 1.40 acres.

A waiver to allow a reduction in VUA

A variance to allow the VUA within the 10' front yard

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

Ross Allen

YVONNE HALL

Phone

(502)574-6929

(502)574-8656x

EMAIL

ross.allen@louisvilleky.gov

Yvonne.Hall@louisvilleky.gov

Table with 4 columns: Health/Metro DPW, Agency Name, Email, Date/Time. Includes rows for APPRWCOND, REVISIONS, and TPKTC.

Kentucky Transportation Cabinet Review required. All KTC comments and recommendations must be incorporated into plans prior to approval by this office. See comment section of this review for KTC review comments and recommendations.

Table row: 266741, TPMEETING, 2, Transfer

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.

Table row: 266740, TPOTHER, 2, RESOLVED

ADD NOTE: Construction plans, bond and KYTC permit will be required prior to construction approval by MPW.

Table row: 266739, TPWHEELSTOP, 2, Transfer

Please show and label wheel stops for any parking space abutting sidewalks measuring less than 5 feet in width or for any parking spaces not separated from adjacent sidewalks by a grade change. (9.1.12.C)

Table row: 266738, DPPEDCONN, 2, Transfer

A Clearly defined, safe pedestrian access shall be provided from adjacent public rights-of-way (public sidewalk) through off-street parking area to non-residential building entrances. If a transit stop exists or is proposed adjacent to the site; the safe pedestrian access shall connect to the public sidewalk within 50 feet of the transit stop.

5-23-2017, would need a waiver for not connecting to Clark Station Rd.

Table row: 266737, TPOTHER, 2, Transfer

The parking summary lists 1 ADA space though I'm counting 2. They are not for the tracts listed however. The ADA spaces are in front of the residential accessory building. Please relocate those spaces closest to the retail entrance.

5-23-2017, two ADA spaces are the minimum. Also, there doesn't look to be an ADA route next to the building. I don't see a full sidewalk width next to the building for those with disabilities to reach the door.

Table row: 266736, DPBIKE, 2, RESOLVED

Please show and label the location of the bike racks on the plan. Please provide bicycle parking calculations.

5-23-2017, under 10,00 sq ft, not required.

266735	TPOTHER	2	Transfer
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ADD NOTE: A general cross over agreement shall be recorded prior to construction approval.

5-23-2017, Why has the only access point to the lot next door on the plan to be removed? This lot is not a part of the review correct? If the intention is to provide a general cross over agreement because it's thought that it would be rezoned in the future for commercial, please provide the standard note: Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.

266734	TPOTHER	2	Transfer
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Recommend a radius of right-of-way dedication at the corner of Clark Station Rd and Shelbyville Rd. The entire sidewalk needs to be in the ROW.

266733	TPOTHER	2	Transfer
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Sidewalks are required on both right-of-way frontages. Verge must be restored.

5-23-2017, Verge does not meet code requirements. See table 6.2.2.

266732	TPOTHER	2	Transfer
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Text on the plan indicates the lot is paved, but it is gravel. Please ADD NOTE: All parking areas and drive aisles shall be a hard durable surface.

Text on plan indicates lot is paved but it gravel Please ADD NOTE All parking areas drive aisles shall be hard durable surface

MSD Preliminary

REVISIONS	00685	Email: kelly@louisvillemsd.org	3/28/17 3:59 pm
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Pick up all through drainage pipes show it in proposed 15 sanitary sewer easement

REVISIONS	00685	Email: kelly@louisvillemsd.org	5/22/17 2:21 pm
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266967	PRCONTENT	2	Transfer
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show conceptual storm water flow on the plan..... Your arrows show water not going to KYTC and your notes say it all goes to the ROW.... Please revise which ever is not correct

266966	PRNOTES	2	RESOLVED
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add typical epsc notes to the plan

266965	PRNOTES	2	RESOLVED
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List the total site disturbance, existing impervious, proposed impervious and the net impervious on the plan.

266964	PRCONTENT	2	RESOLVED
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all buildings appear to be existing, clearly show the two proposed buildings

266963	PRNOTES	2	Transfer
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remove note 6 the through drainage pipe was on tract III

266962	PRCONTENT	2	RESOLVED
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Pick up all through drainage pipes and show it in a proposed 15' sanitary sewer and drainage easement.

266961	PRNOTES	2	Transfer
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note: KYTC approval required prior to MSD construction plan approval.

266960	PRNOTES	2	RESOLVED
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WM#4791

WM 4791

PDS

REVISIONS

YHALL

Email: Yvonne.Hall@louisvilleky.gov

3/28/17 2:41 pm

30 setback shall be required along side property line abutting residential building on tract rear Refer to Table non