

Development Review Committee
Staff Report
January 1, 2017



Case No:	16DEVPLAN1219
Project Name:	Fairdale Elementary
Location:	10104 Mitchell Hill Road
Owner:	Jefferson County School District
Applicant:	SC Development
Representative:	Gresham, Smith & Partners
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Aubrey Welch
Case Manager:	Joel Dock, Planner I

REQUEST

- **Community Facility Review** for floodplain compensation

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to excavate material from the subject site to mitigate the floodplain elevation on a nearby commercial site; thus, bringing that site to a buildable elevation. The site receiving this material is located at 10608 W. Manslick. A category 3 development plan for a retail establishment was approved by the Development Review Committee on November 30, 2016, case 15DEVPLAN1192, for the receiving site on condition that a community facility review be approved at the excavation site prior to final approval from Planning and Design Services.

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.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Elementary School (open space)	R-4	TC
Proposed	Elementary School (open space)	R-4	TC
<i>Surrounding Properties</i>			
North	Elementary School	R-4	TC
South	Residential	R-4	TC
East	Residential	R-4	TC
West	Elementary School	R-4	TC

PREVIOUS CASES ON SITE

No associated cases were found by staff.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

The Metropolitan Sewer District and Transportation Planning have approved the preliminary plan. There are no other technical review items to be discussed at this time.

STAFF CONCLUSIONS

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 5 calls for the review of new community facilities or expansions to facilities for compatibility and appropriateness of the location. The excavation of material is located in an open space/drainage area to the rear of the elementary school which will not impact the character or design of the school facing public ways and nearby businesses. The excavation of material will not result in a decrease in the function of the elementary school property or associated open spaces. Policy 6 calls for appropriately designed facilities that will not detract from residential areas within the community. The proposed floodplain compensation does not substantially alter the views from abutting residential properties onto the school property. Providing fill material from this site to an off-site location will also allow for the opening of a new retail establishment within the center of the Fairdale neighborhood which may benefit surrounding residential areas. Last of all, Policy 14 calls for schools to be designed with safe access for all forms of transportation, buffer nuisances, and to provide active and passive recreational areas. The proposed flood plain compensation does not impact access or passive or active recreation, and does create any nuisances on nearby residential areas or decrease buffering of the school from residential properties.

The Community Facility Review plan appears to be in order and has received Metropolitan Sewer District and Transportation Planning approval.

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 the development proposal into further conformance.

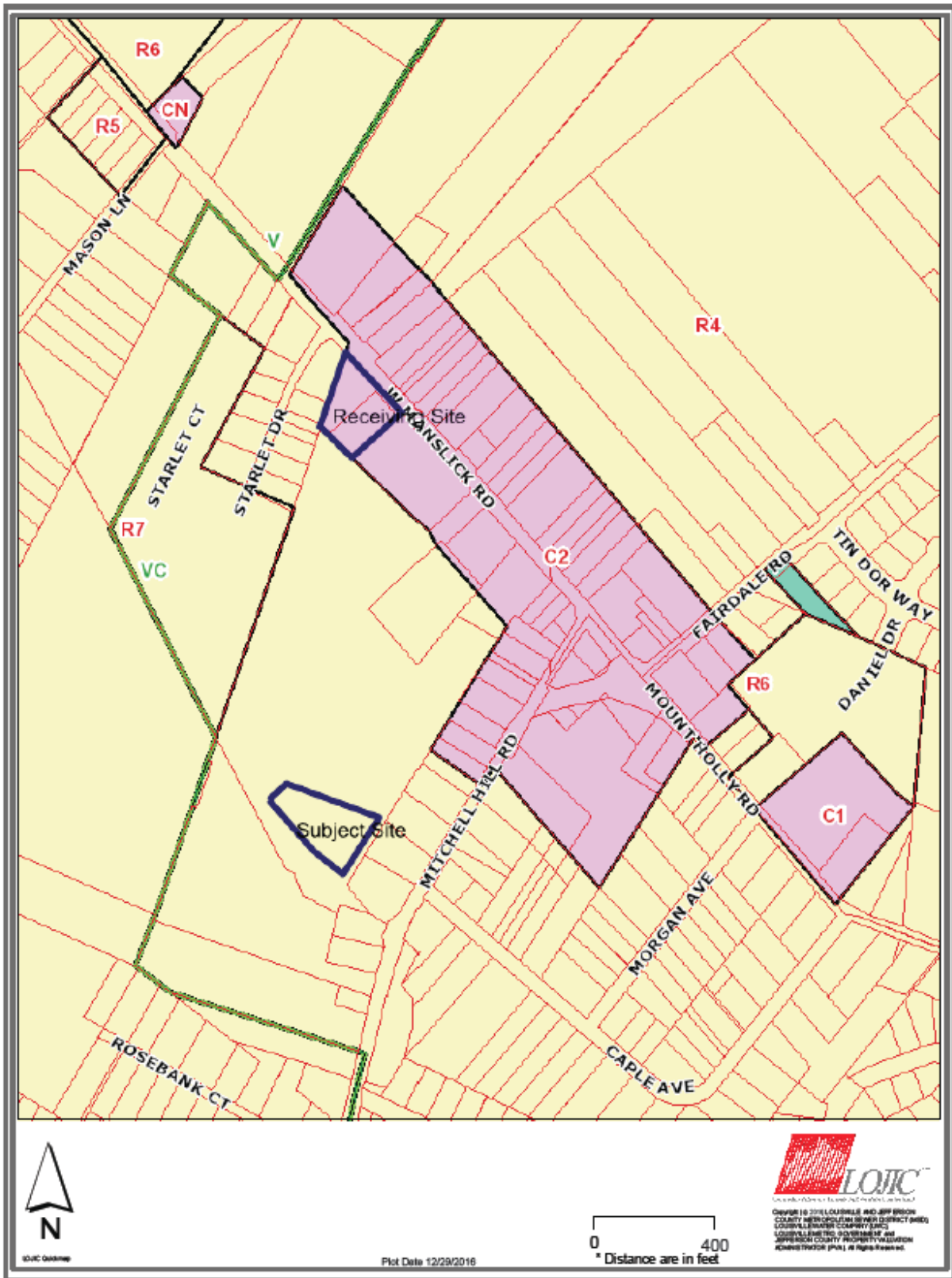
NOTIFICATION

Date	Purpose of Notice	Recipients
11/18/2016	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1.



2. Aerial Photograph

