



Louisville-Jefferson County Metro Government

Louisville Forward Develop Louisville

Planning and Design Services

444 S. 5th Street, Suite 300 - Louisville, KY 40202

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

Agency Review Comments

Project Number: 17DEVPLAN1014

Submittal Date: 01/30/2017

Address: 2223 ST XAVIER ST

Contact Phone: (502)759-5880

Contact Name: Kendra Whitaker

Contact Email: kwhitaker@louisvillehabitat.org

Project Name: 2223 St. Xavier St Cat3

Type of Work: DEVPLAN

Project Description: Category 3 design review for Portland for a single family residence on a parcel of .1136 acres in the R-6 zoning district.

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

Phone

(502)574-6929

EMAIL

ross.allen@louisvilleky.gov

Air Pollution

REVISIONS

BCOOMES

Email: bradley.coomes@louisvilleky.gov

2/6/17 9:30 am

Code Violation Text Please add following note to plan Mitigation measures dust control shall be in place during construction prevent fugitive particulate emissions from reaching existing roads neighboring properties

Metro DPW

REVISIONS

TMARKERT

Email: tammy.markert@louisvilleky.gov

2/13/17 11:37 am

If there questions regarding Metro Public Works comments please feel to meet with staff clarification We located on 2nd floor Metro Development Center Appointments not required but may reduce your wait time appreciated If you would schedule specific

MSD Preliminary

REVISIONS

00685

Email: kelly@louisvillemsd.org

2/6/17 1:19 pm

Note MSD single lot residential construction permit required prior to issue building

PDS

REVISIONS

allenr

Email: ross.allen@louisvilleky.gov

2/8/17 4:58 pm

LDC Construction new single family or duplex structure on residential lot shall provide least one Type 'A' two Type 'B' trees Preservation existing that meet required tree type fulfill this requirement Street do not Sherie Long PDS Registered Landscape

REVISIONS

allenr

Email: ross.allen@louisvilleky.gov

2/14/17 2:57 pm

263074 DPOTHER 2 Transfer

9. Please show a proposed parking space with the typical dimensions along St. Xavier Street (9.5 feet x 20 feet to satisfy the requirement AND add dimensions in the parking pad to the rear 10x 30 gravel pad. The gravel pad in the rear could change if a sidewalk is added or waived depending on the outcome.

263073 DPOTHER 2 RESOLVED

8. Per LDC section 5.8.1.B.1 a sidewalk would be required along Gilligan Street, I realize this may seem out of character, which it is but Gilligan Street is considered a local level road which requires a sidewalk at minimum 4 feet in width along the rear. This may be waived or you will need to show on the development plan. If you do not provide you will need to submit for a SIDEWALK WAIVER. Tammy Markert, TransportationPlanning, has stated that per Jeff Brown, Public Works, a sidewalk nor the accompanying waiver will be necessary since Gilligan Street as found to the rear of the site has been determined to be an alley not a local road.

263072 DPOTHER 2 Transfer

7. As a side note LDC will ask that fences or walls that would be added to the site be no higher than 42 inches (3.5 feet) in height, if you plan on adding a fence.

263071 DPOTHER 2 Transfer

6. LDC 5.4.1.A.1 Construction of a new single family or duplex structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement. (Sherie Long, PDS Registered Landscape Architect, stated that the existing tree is not counted towards this requirement, you will need to plant another type A or two Type B trees.

263070 DPOTHER 2 Transfer

5. The side yards are not correct, to the left you have a setback of approximately 2 feet, you have 3 feet shown on the plan, while on the right side the setback is slightly more than 5 feet. Could you center the house allowing to meet both side yard setback requirements?

263069	DPOTHER	2	Transfer
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4. Please show the limits of disturbance on the plan.

263068	DPOTHER	2	Transfer
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3. The floor area ration (FAR) as you have shown on your plan should show .approximately “.25” you are allowed up to .75

263067	DPOTHER	2	Transfer
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2. Please provide a separate line under the title “Category 3 Review: with Form District on a separate line showing “Traditional Neighborhood”

263066	DPOTHER	2	Transfer
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1. Please show the zipcode in the plan type box where you have the address (40203).

Please show zipcode in plan type box where you have address 40203