



AGENCY REVIEW COMMENTS

Case Number:	19-DDP-0046	Comments Due:	9-26-19
Case Manager:	Lacey Gabbard	Project Contact:	
Email/Phone:	502 574 6478	Email/Phone:	Lacey.gabbard@louisvilleky.gov
Request:			

Agency: **PDS**

Reviewer:

Phone:

#	Agency Comment	Resolved (Y/N)
1	Please send early notification	Y
2	This plan mentions "proposed zoning" in several places. Since this is not a zoning change request, please remove all reference to proposed zoning.	
3	Please revise the callout for the "Rental Equipment Storage" so that it specifies what type of rental equipment is being stored, and make reference to Binding Element #3 in case 16ZONE1069.	
4	Please add the project name "Farm Equipment Rental Sales and Repair", as it appears on the application, to the title box.	
5	Add the zip code to the address in the title box.	
6	Show drainage flow arrows on Legend and plan.	
7	Show contour lines on Legend.	
8	Please review LDC 4.4.8.C.2. The outdoor storage area must be made inaccessible to the general public by means of a fence, wall, or other permanent, secured enclosure or in areas that are set back a distance of not less than 50 feet from any public building entry, parking lot, pedestrian facility or similar publicly used area. It appears there is a fence between the outdoor storage area and the property to the north, but I don't see a label or a corresponding symbol on the Legend. Please provide one or both.	
9	Please review LDC 4.4.8.C.2. The outdoor storage area must be screened from view from any abutting property. Please show screening along the north property line by way of a note added to the existing "30 foot setback no loading" note.	
10	Per LDC 4.4.8.C.1.a, Outdoor sales and display may be permitted within an area not greater than 800 square feet or 10% of the ground floor area of the building, whichever is greater. Please indicate the square footage of the area labeled "New Equipment Display Area" on the plan.	
11	Show and label dumpster locations on the plan.	
12	Add a General Note indicating that all signs will comply with LDC Chapter 8 requirements and will obtain the proper permits.	
13	This plan meets the threshold for a traffic analysis per 5.10. Please check with DPW (contact information below) to confirm whether one will be needed.	

14	Per the parking calculations table 9.1.2.D, the minimum spaces required for outdoor display/sales is 1 space per 500 square feet of outdoor display area, and the maximum is 1 space for each 300 square feet of outdoor display area.	
15	In tree canopy calculations, show the % of preserved tree canopy coverage (refer to LDC table 10.1.1 for guidance).	
16	If there are existing TCPAs, please label with square footage.	
17	Label ILAs with square footage	
18	<p>KYTC comment:</p> <p>Recommendation: Approve on Condition: X</p> <p><u>Comments/Conditions:</u></p> <ol style="list-style-type: none"> 1. Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments. 2. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities. 3. There should be no commercial signs on the right of way. 4. There should be no landscaping in the right of way without an encroachment permit. 5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off. 6. All drainage structures within state right of way shall be state design. 7. There shall be no parking nor any portion of any parking lot on state right of way. 8. All new and existing sidewalks shall be either brought up to or built to ADA current standards. KYTC is OK with the requested sidewalk waiver; i.e. fee-in-lieu would be acceptable for this development. 9. Design of access to state highway shall comply with KYTC standard drawing; radiuses for new commercial entrances shall be 35ft. minimum within state right of way. 10. A Traffic Impact Study will be required. 11. KYTC is okay with the concept on the plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review. <p>An encroachment permit and bond will be required for all work done in the right of way.</p>	

<p>Encroachment permit and bond forms are available at http://transportation.ky.gov/Permits/Pages/Application-Forms.aspx</p> <p>If you have any questions, please call.</p> <p>Thanks,</p> <p><i>Jason Richardson, P.E.</i> T.E. Supervisor Kentucky Transportation Cabinet Permits, District 5 - Louisville 8310 Westport Road Louisville, KY 40242 (502) 210-5400 (502) 210-5498 Fax E-mail: jasonr.richardson@ky.gov</p>	
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Agency: DPW	Reviewer: Beth Stuber	Phone: 502 574 3875 Elizabeth.Stuber@louisvilleky.gov
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#	Agency Comment	Resolved (Y/N)
1	We will need the right-of-way dedication for Old Bardstown Road	
2	We can support the sidewalk waiver along Bardstown Road if the State is supporting it. The fee in lieu is about \$22,000.	
3	Notes #2 and 17 are the same.	

Agency: MSD	Reviewer: Tony Kelly	Phone: 502 540 6266 Tony.Kelly@louisvillemsd.org
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#	Agency Comment	Resolved (Y/N)
1	Re-submit a downstream sanitary capacity facility request prior to preliminary plan approval.	
2	Did anything change from 16zone1069? It does not appear to have changed.	
3	Provide a 25' buffer from top of bank along the intermittent blue line stream.	

Agency: Urban Design	Reviewer:	Phone:
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1	The proposed plan will affect an undocumented historic resource. The demolition of the circa 1900 structures would have an adverse effect on a potential National Register eligible site. This site will be
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	<p>subject to the requirements of the Wrecking Ordinance Subsection 150.110 and a potential 30-day hold on the permit.</p> <p>Historic Preservation Staff is asking that site be documented through the Kentucky Historic Resources Survey. Staff can provide a list of preservation professionals that would be qualified to do the type of documentation requested. All materials shall be submitted to Historic Preservation Staff and the Kentucky Heritage Council.</p> <p>Becky Gorman Historic Preservation Specialist Planning & Design Services Department of Develop Louisville <i>LOUISVILLE FORWARD</i> 444 South Fifth Street, Suite 300 Louisville, KY 40202 502.574.5210</p>
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Agency: APCD	Reviewer: Bradley Coomes	Phone:
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Agency: Health	Reviewer:	Phone:
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