



CITY OF FRANKFORT
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
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OFFICE USE ONLY

Received: ___ \ ___ \ ___ AR

No. _____

Payment Amt: \$ _____

Rec'd By: _____

APPLICATION FOR PROJECT REVIEW

Date: February 15, 2020

A. APPLICANT INFORMATION:

1. Name: John Cubine, Board Chair
2. Company Name: Frankfort Electric and Water Plant Board
3. Mailing Address: 151 Flynn Ave. Frankfort, KY 40601
4. Daytime Phone: (502) 229-6707 Fax (502) 227-4118 Email: john.cubine@fewpb.com

B. PLAN PREPARED BY:

1. Name of Surveyor or Engineer: Adam Weber, P.E., Strand Associates Inc.
2. Registration Number: 25057
3. Mailing Address: 651 Perimeter Drive Suite 220 Lexington, KY 40517
4. Daytime Phone: (859) 225-8500 Fax : (859) 225 8501 Email: adam.weber@strand.com

C. PROPERTY INFORMATION:

- General Location: 98 Tanglewood Dr Frankfort, KY 40601
- Zoning District Special Government SG
- Type of Project / Proposed Use of the Property: Water tank replacement / Unchanged - Municipal
- Total Acreage and Square Footage of the Property 9.78 acres / 426,017 sq ft
- Gross Floor Area of Proposed Structure(s): 26,880 sq ft
- Future Land Use Designation(s) of the property: Unchanged - Municipal
- Property located within the Urban X Suburban _____ Rural _____ area.
- Existing or Proposed Special Exceptions, Variances, Administrative Appeals, etc being requested: SG, 6.041(A)
- Does the Proposed Project Site Include ANY of the following (If so, include on the Plans):

- 100-Year Flood Plain
- Sink Hole(s)
- Conservation Areas:
- Environmentally Sensitive Area
- Historic Landmarks or structures

Adjoining Properties List

JAMES G & DAWN M PERKINS 605 LOUISVILLE RD FRANKFORT, KY 40601	THOMAS D & KATHY A GOOLSBY 104 RESERVOIR RD FRANKFORT, KY 40601
JACK S & MARCIA M GARMON 109 TANGLEWOOD DR FRANKFORT, KY 40601	RAYMOND H & PATRICIA L BAILEY 106 RESERVOIR RD FRANKFORT, KY 40601
PRISCILLA GERSHMAN 100 TANGLEWOOD DR FRANKFORT, KY 40601	IVORY S MOORE 110 RESERVOIR RD FRANKFORT, KY 40601
ELIZABETH W SMITH 100 HAY AVE FRANKFORT, KY 40601	JACQUELINE LEA 100 ALTAMONT DR APT 1 FRANKFORT, KY 40601
HARRY LEE II WATERFIELD & LEE JOHNSON 207 WALMAC FRANKFORT, KY 40601	ORMAN R JR WRIGHT 310 OWSLEY AVENUE FRANKFORT, KY 40601
JAYNE S DOLL 119 TANGLEWOOD DR FRANKFORT, KY 40601	BERRY HILL MANSION COMMONWEALTH OF KENTUCKY 700 LOUISVILLE RD FRANKFORT, KY 40601
DONNA G GERSHMAN 100 RESERVOIR RD FRANKFORT, KY 40601	ELECTRIC & WATER PLANT BOARD PO BOX 308 FRANKFORT, KY 40601
ANN F THOMAS 102 RESERVOIR DR FRANKFORT, KY 40601	ELIZABETH J & FANTLEY SMITHER 209 STONEHEDGE FRANKFORT, KY 40601

NARRATIVE to APPLICATION FOR PROJECT REIVEW

I. The reservoir is in urgent need of replacement.

This matter concerns Frankfort Plant Board's ("FPB") reservoir replacement project. FPB's utility assets that are at issue in this matter are located on a campus known as the "clubhouse" near Tanglewood Drive within the city limits. The project, which FPB designed in consultation with its engineers and consultants, addresses critical infrastructure needs at FPB's water reservoir – a 135-year-old installation with declining capabilities and compromised integrity.

The reservoir consists of two separate water tanks with a combined storage capacity of approximately 9.2 million gallons (each 4.6 million gallons). The reservoir was originally constructed circa 1885 and was expanded only once since then in 1962. The reservoir is beyond the end of its useful life and in dire need of replacement. Addressing the ever-increasing age-related issues at the Reservoir has cost FPB over \$400,000 in the last decade alone. Replacement of the reservoir is critical not only from a public health safety perspective, but also from a cost perspective. As such, FPB's staff and Board have focused on its prompt replacement.

The reservoir is the core of FPB's water distribution system and stores water for the City and Franklin County. Failure of the reservoir in any respect would pose an immediate and significant threat to public health and safety. Hence, FPB has redesigned the project to address the concerns expressed by Eric Cockley, Director, Planning and Community Development in his Staff Report dated August 1, 2018 and the Frankfort/Franklin County Planning Commission's Conclusion and Recommendations dated August 16, 2018.

II. FPB has addressed community concerns, including those of the Tanglewood Neighborhood Association.

In addition to addressing the concerns expressed by this Planning Commission, FPB has also worked tirelessly to explain the need for the Project to its neighbors in Tanglewood, via the

Tanglewood Neighborhood Association (“TNA”), and the community. These efforts have included public meetings with the FPB Board of Directors, the City Commission, civic organizations, site visits with the public and representatives of TNA, production of YouTube videos, and the development of three-dimensional interactive maps depicting the site.

FPB has incorporated specific requests made by the TNA into the project now before this Planning Commission. These include relocation of the satellite dishes, replacement of a repurposed elevated water tower that serves as a radio and telecommunications tower, and the creation of an earthen berm and retaining wall to better cover the exposed side of the new tank. Moreover, FPB has allocated \$250,000 for enhanced landscaping of the site. The landscaping plan will be determined by a joint landscaping committee comprised of the FPB and TNA representatives.

III. FPB has preserved the existing greenspace behind the reservoir.

The fencing located behind the reservoir will not be replaced pursuant to the request of the Tanglewood Neighborhood Association. The current fencing has been in place for decades and vines, ivy and other types of plants have grown in and around the fence creating a natural barrier. Many of the adjoining residents mentioned they want this natural barrier to remain in place.

Moreover, preserving the current fencing allows the funds that would have been allocated for a new fence to be used for other purposes to address the other requests of Tanglewood

IV. Satellite dishes have been relocated and a new modern radio and telecommunication tower will be installed.

One request made by TNA is the relocation of the satellite dishes on the property. These have been moved away from the neighborhood and closer to US 60. This is another step helping to preserve the neighborhood’s vitality. Likewise, the water tower that is now used for mounting radio antennas will be removed. In its place, a modern antenna structure will be installed.

V. The new project addresses the concerns noted by the Planning Commission's report and it now complies with the Comprehensive Plan.

The new 6.5-million-gallon tank design is an effort to address the negative findings in Staff Report and Conclusion and Recommendations. The Planning Commission Staff made two specific negative findings.

First, Staff found that "the addition of equipment and a taller, more visible water tank is not the most effective way to 'Promote the stability, preservation and vitality of existing residential neighborhoods.'" (Staff Report at 8-9.) The new 6.5-million-gallon tank is 9.4 feet lower and much less visible than the initial 7-million-gallon design.

The new 6.5-million-gallon tank is less visible because there will be an earthen berm at a consistent elevation surrounding it. The berm alone obscures 80% percent of the sidewall, leaving approximately 6.5 feet of sidewall exposed, which is consistent with the existing structure.

Next, the Staff Report and Conclusion and Recommendations found that the "[t]he replacement water tank will have a negative visual impact on the surrounding residential uses." (Staff Report at 11). For the same reasons discussed above, the new tank improves the tank's visual impact by reducing the height and installing an earthen berm with landscaping.

Following along with the Staff Report's review in light of the Comprehensive Plan:

Section 3: Goals and Policies

Goal 1: Growth by Design

Staff recommended a positive finding on:

#2 - Approve new development only when the public facilities and public services needed to serve the development will be available

#12 - Plan for public services and facilities that adequately serve current needs as well as demand generated by the additional growth as detailed above.

FPB would submit that a positive finding could also be found for #1 – Recognize that growth is healthy and necessary, but that growth should be managed pursuant to the community’s Comprehensive Plan.

Goal 3: Use Infrastructure as a Planning Tool

Staff recommended a positive finding on:

#2 – Direct development into areas within or in close proximity to the existing infrastructure service areas.

#5 – Encourage development to occur in a manner respectful of emergency response and in compliance with emergency preparedness plans.

Goal 6: Preserve Existing Neighborhoods

Staff recommended positive and negative findings on:

#1 - In existing neighborhoods, encourage the retention of product and service providers. (Staff indicated this policy would support the request, but was concerned about the height of the tank, its proximity to the neighborhood and the presence of other equipment).

As stated above, FPB has revised the plans to add the retaining wall and earthen berm. The overall height has been lowered and a landscaping allowance of \$250,000 has been provided. Additionally, the satellite dishes and tower have been relocated away from the adjoining neighborhood and the landscaping should allow for screening of this equipment.

Goal 7: Enhance Community Quality and Character

Staff recommended an overall negative finding because the proposed tank was closer to the neighborhood and believed the installation of underground utilities was not considered.

FPB would submit that a positive finding could be found for:

#3 – Improve standards for site design – including trees and other landscaping, access management, signage, and other design components.

As has been stated, this revised version of the plans shows the improvement of the plans through the review process by the community, staff and the Planning Commission. A substantive landscaping allowance

is provided to further improve the overall design and help to mitigate in some measure the impacts on the adjacent neighborhood.

5 – Encourage the conversion of overhead utilities to underground.

This was previously achieved, as FPB did relocate a portion of its utilities underground.

9 – Continue to provide adequate and improved community services such as schools, police and fire protection, and parks and recreational opportunities that serve existing and planned growth.

FPB believes the replacement of the antiquated water tanks ultimately improves community utility services.

Section 4: Land Use Plan – Special Public Use

General Development Guidelines

Staff recommended a negative finding on:

1. Expansion of existing public/semi-public uses should be allowed where there will be minimal impact on surrounding residential uses.

Staff recognized that mediation had resulted in more visually pleasing fencing and landscaping. FPB would further submit that this new submittal goes further to ameliorate the impact on the adjacent neighborhood.

3. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transition area.

Staff recommended a positive finding here, noting that mediation had achieved better landscaping and fencing, and those efforts have continued in consultation with the community, elected officials and the surrounding neighbors.

Section 6: Community Facilities Plan

Water Supply and System

Staff recommended a positive finding based on the replacement water tank and its benefits for providing our community with a safe and reliable potable water.

Recommendations of the Frankfort/Franklin County Planning Commission

1. The proposed tank should be reduced to two 4.6 million gallon tanks.

The FPB has proposed one (1) 6.5-million-gallon tank at a height in keeping with the existing structure, adding a retaining wall, berm and additional landscaping to help mitigate the impact on the adjacent neighborhood.

2. The proposed tank size should be reduced to allow the approach to the Tanglewood Neighborhood to retain its natural environment.

The new FPB design only incorporates one (1) replacement tank, allowing for greater greenspace once the second tank is removed.

3. The dimensions of width and height of proposed tank overshadow the existing neighborhood.

The new tank is designed to achieve a look similar to the existing condition by use of the retaining wall and berm such that the exposure of the actual tank should not be greater than what currently exists.

WHEREFORE, for the foregoing reasons FPB submits that the revised plans correct the deficiencies detailed in the August 16, 2018 Planning Commission's Conclusion and Recommendations and respectfully requests approval of the project.