

Land Development and Transportation Committee Staff Report March 9, 2023



Case No:	23-STRCLOSURE-0005
Project Name:	Payne Street Alley Closure
Location:	Unnamed alley ~100' northeast of the intersection of Lexington Rd and Payne St
Owner(s):	VOLKS1, LLC
Applicant:	Charles Podgursky, CRP & Associates
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	John Michael Lawler, Planner I

REQUEST(S)

- Closure of public right-of-way

CASE SUMMARY/BACKGROUND

The proposal is to close the entire 129.52' long unnamed, partially improved alley totaling 0.06 acres that runs northwest, perpendicular to Payne St in the Irish Hill Planned Development District. The alley is ~100' northeast of the top of the intersection of Lexington Rd and Payne St. The intent behind the closure is to incorporate the alley into site that occupies the north corner of Lexington & Payne. Currently, the alley serves as an access point for the site, with some parking taking place in the rear. The alley does not provide access for any other parcels, and all parcels that are adjacent to the alley are owned by VOLKS1, LLC. The closure has consent from all adjacent property owners.

STAFF FINDING

The proposal is ready to be put on the consent agenda at the next Planning Commission.

TECHNICAL REVIEW

The proposed closure will maintain public facilities. All affected agencies have agreed to the closure or declined to comment.

INTERESTED PARTY COMMENTS

None received.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET CLOSURES

1. Adequate Public Facilities – Whether and the extent to which the request would result in demand on public facilities and services (both on-site and off-site), exceeding the capacity or interfering with the function of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services, and similar necessary facilities and services. No closure of any public right of way shall be approved where an identified current or future need for the facility exists. Where existing or proposed utilities are located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities; and

STAFF: Adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and/or applicant's representative and Planning and Design Services staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services, or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements.

2. Cost for Improvement – The cost for a street or alley closing, or abandonment of any easement or land dedicated to the use of the public shall be paid by the applicant or developer of a proposed project, including cost of improvements to adjacent rights-of-way or relocation of utilities within an existing easement; and

STAFF: Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer.

3. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives and Plan Elements of the Comprehensive Plan; and

STAFF: The request to close multiple rights-of-way is in compliance the Goals, Objectives and Plan Elements of the Comprehensive Plan as Mobility Goal 2, Policy 2 states to coordinate use of rights-of-way with community design policies. Ensure accessible rights-of-way to accommodate mobility needs of all transportation network users; Mobility Goal 2, Policy 7 states that the design of all new and improved transportation facilities should be accessible and; Mobility Goal 3, Policy 1 states to provide transportation services and facilities to promote and accommodate growth and change in activity centers through improved access management. Provide walking and bicycling opportunities to enable activity centers to minimize single-occupant vehicle travel. Encourage a mix of complementary neighborhood serving businesses and services in neighborhood and village centers to encourage short trips easily made by walking or bicycling; Mobility Goal 3, Policy 2 seeks to improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers; Mobility Goal 3, Policy 3 to evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use

developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices; Mobility Goal 3, Policy 5 to evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality; and Mobility Goal 3, Policy 12 states to ensure that transportation facilities of new developments are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. Where appropriate, provide at least one continuous roadway through the development to tie all local access roads or parking areas to the arterial street system. Adequate stub streets and pedestrian connections should be provided by developments. Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer. Adequate public facilities are available to serve existing and future needs of the community. Any facility required to be placed in an easement or relocated will be done so by the developer. Transportation facilities have been provided to accommodate future access and to not dispossess property owners of public access. All adjacent lands maintain access to public infrastructure and utility services will continue to be provided to these lands.

4. Other Matters – Any other matters which the Planning Commission may deem relevant and appropriate; and

STAFF: There are no other relevant matters to be considered by the Planning Commission.

REQUIRED ACTIONS:

- Place on the consent agenda at the next available Planning Commission

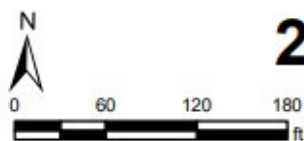
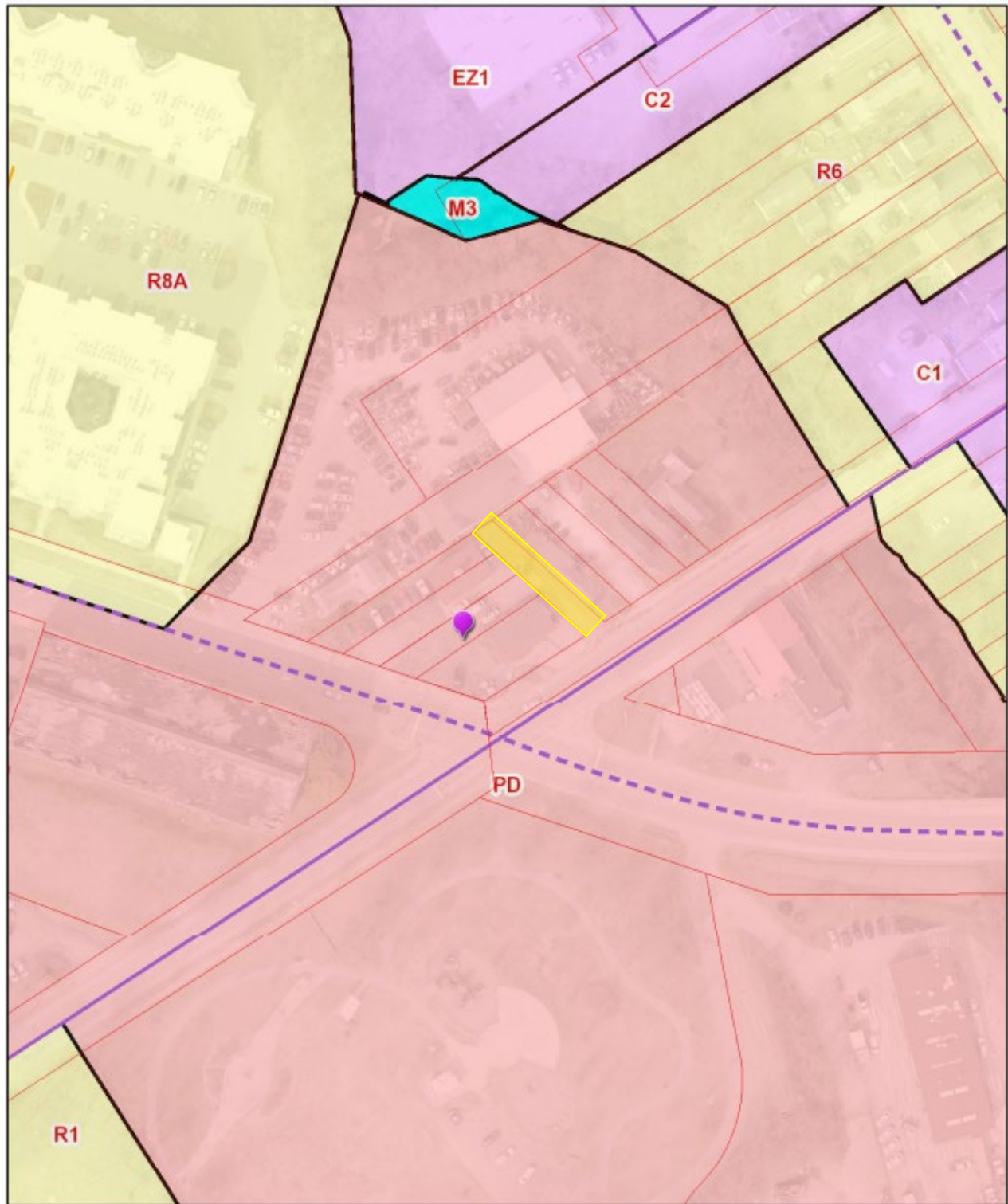
NOTIFICATION

Date	Purpose of Notice	Recipients
3/9/2023	Hearing before LD&T	Registered Neighborhood Groups in Council District 9 First Tier Adjacent Property owners for the closure area.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



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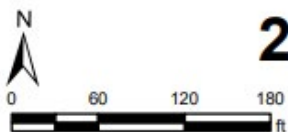
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3. Aerial Photograph



23-STRCLOSURE-0005

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