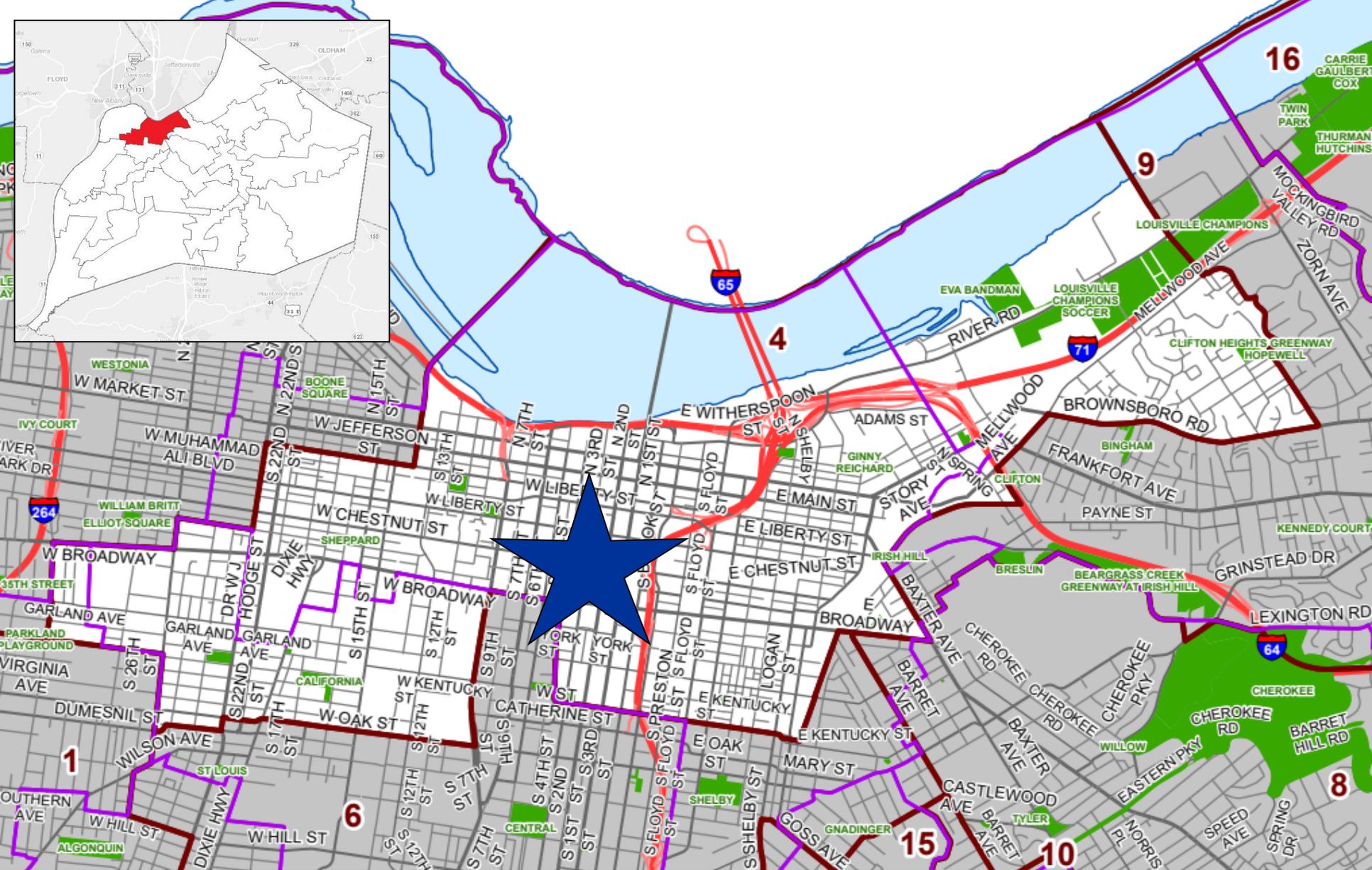


**21-STRCLOSURE-0032**

**S 5<sup>TH</sup> AT W CHESNUT ALLEY**



**Planning & Zoning Committee**  
**August 30, 2022**



Alley East of S 5<sup>th</sup> St. Parallel to W Chestnut  
 District 4 - Jecorey Arthur

21-STRCLOSURE-0032

# Requests

- **Closure of Public Right-of-Way**

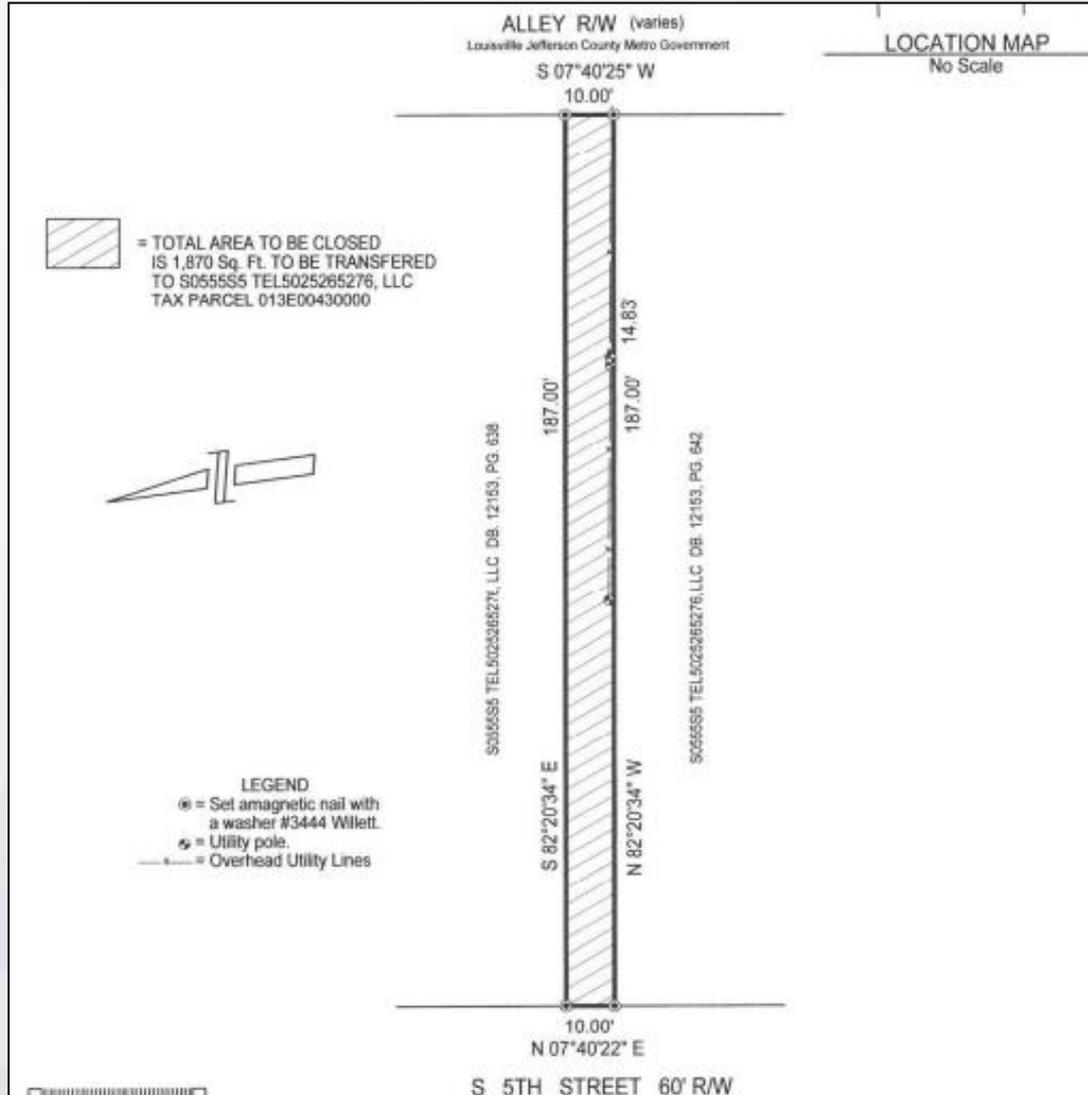
# Project Summary

- The proposal is to close a 10-foot wide unnamed alley
- The alley extends from S 5<sup>th</sup> Street approximately 187 feet to another alley
- The applicant has provided conceptual designs for future development that could necessitate closure of the right-of-way, but has not submitted any formal development plans

# Site Aerial



# Closure Plat



# Applicant's Exhibit

## Hypothetical Development

- Future construction should comply with the Downtown Form District standards, placing any building on the corner.
- Construction could restore the traditional street wall along 5<sup>th</sup> and Chestnut.
- Logical vehicular circulation patterns can be determined at that time. Two-way access is shown at the north side.
- Owner could provide a cross easement agreement at that time.



# Applicant's Exhibit

## Hypothetical Development



# Public Meetings

- LD&T meeting on 7/14/2022
- Planning Commission public hearing on 8/4/2022
  - No one spoke in opposition.
  - Motion to recommend approval of the closure by a vote of 6-0.
  - One condition of approval:

“The entrance to the alley from S 5th Street shall be reconstructed to meet Metro Public Works Standard Drawing 432 including replacement of sidewalk as necessary to bring the entrance to current ADA and Metro standards. The work must be bonded with Louisville Metro Public Works prior to the recording of the closure plat.”