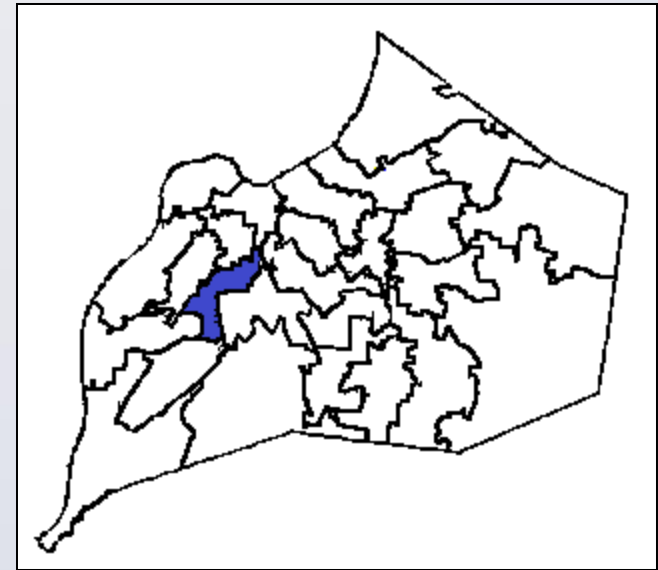
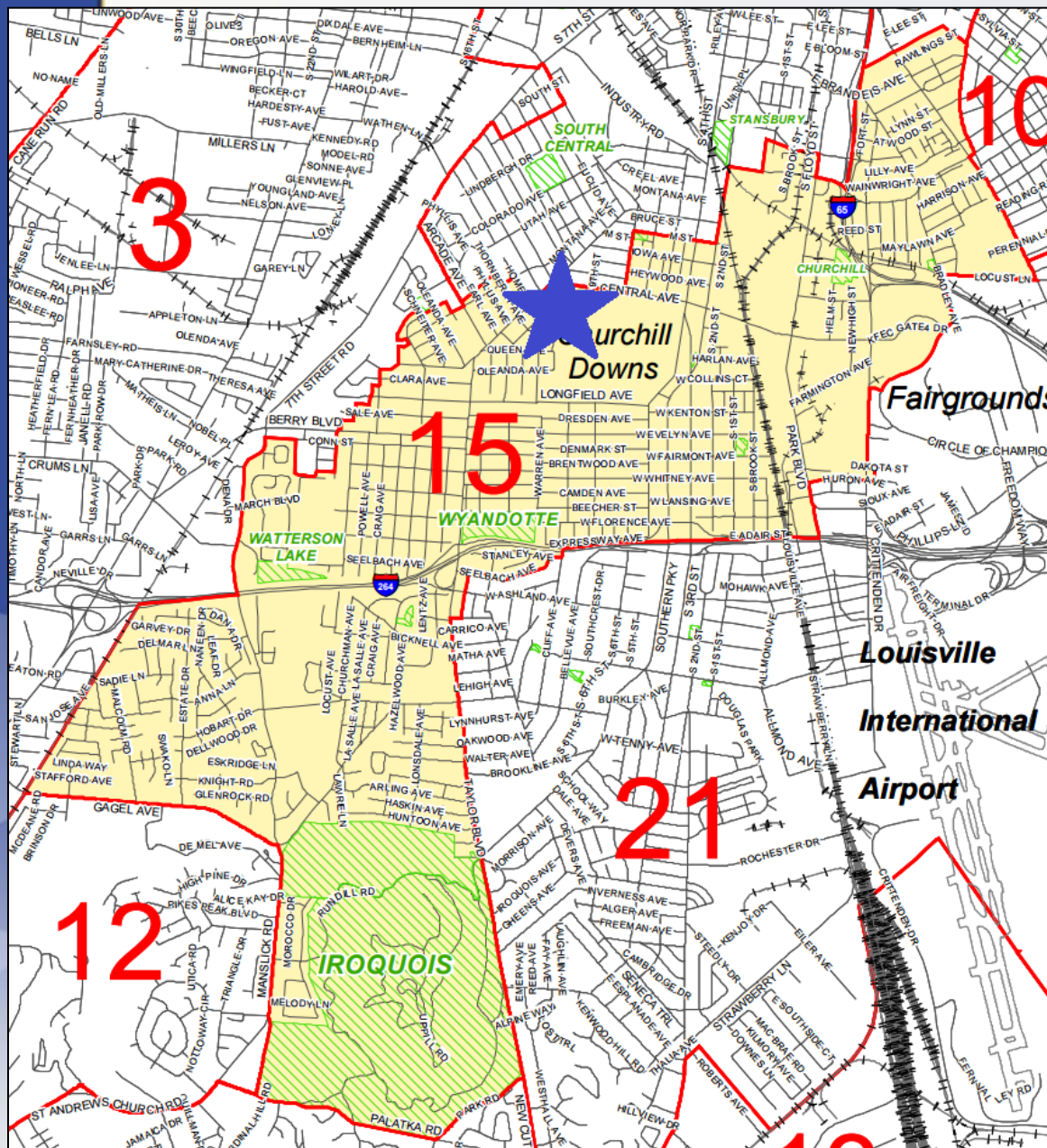


17STREETS1012

Churchill Downs Closures



Planning/Zoning, Land Design & Development
October 17, 2017



District 15 -
Marianne Butler

Request(s)

- Street/Alley Closure of Racine, Bohannon, Warren & Oleanda Avenue; S. 9th Street; Homeview Drive; and seven unnamed alleys.

Case Summary

- Multiple streets and alleys South of Central Avenue are requested to be closed to allow for the expansion and improvement of parking facilities for Churchill Downs.
- The Board of Zoning Adjustment approved a variance, waiver, and expansion to nonconforming rights on July 17, 2017 on condition that the street/alley closures were approved



Street/Alley Closure Plat



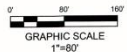
1046 E CHESTNUT ST.
LOUISVILLE, KY 40204
PH. 502-585-2222
www.q4.com



NOTES:
SOURCE OF TITLE FOR ROADS AND ALLEYS IS PLAT BOOK 1 PAGE 137 & PLAT BOOK 1 PAGE 181.
BEARING DATA IS KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83(2011).
ALL TURN AROUND, CO-DE-BAIRS AND OUTLETS SHALL BE CONSTRUCTED AS TO NOT BLOCK REGULAR MOVEMENT OF TRAFFIC & MOTORIST TURN AROUND IN A RESIDENTIAL DRIVEWAY.
ANY GATE PLACEMENT SHALL NOT BE WITHIN PUBLIC RIGHT-OF-WAY.
ALL BUILDINGS SHOWN ARE TO BE REMOVED.



VICINITY MAP
NO SCALE



GRAPHIC SCALE
1"=80'

RECEIVED
SEP 25 2017
PLANNING &
DESIGN SERVICES

STATE OF KENTUCKY
PLANNING & DESIGN SERVICES
15 SEP 27 11
J. M. ...

STREET CLOSURE
CHURCHILL DOWNS
RACINE AVE., HOMEVIEW AVE., BOHANNON AVE.,
WARREN AVE., S 9th ST., CLEANDA AVE.

DATE	11-12-2017	11-12-2017
NO. REVISIONS	1	1
BY
PROJECT NUMBER	17305 000	
DRAWN BY	TLG	CHECKED BY:
SCALE	1"=80'	
DATE	6/22/2017	
SHEET NUMBER	1	



- Right-of-Way to be Closed/Relocated
- Right-of-Way/Easement to be Dedicated



*GOOGLE EARTH



Tree Canopy

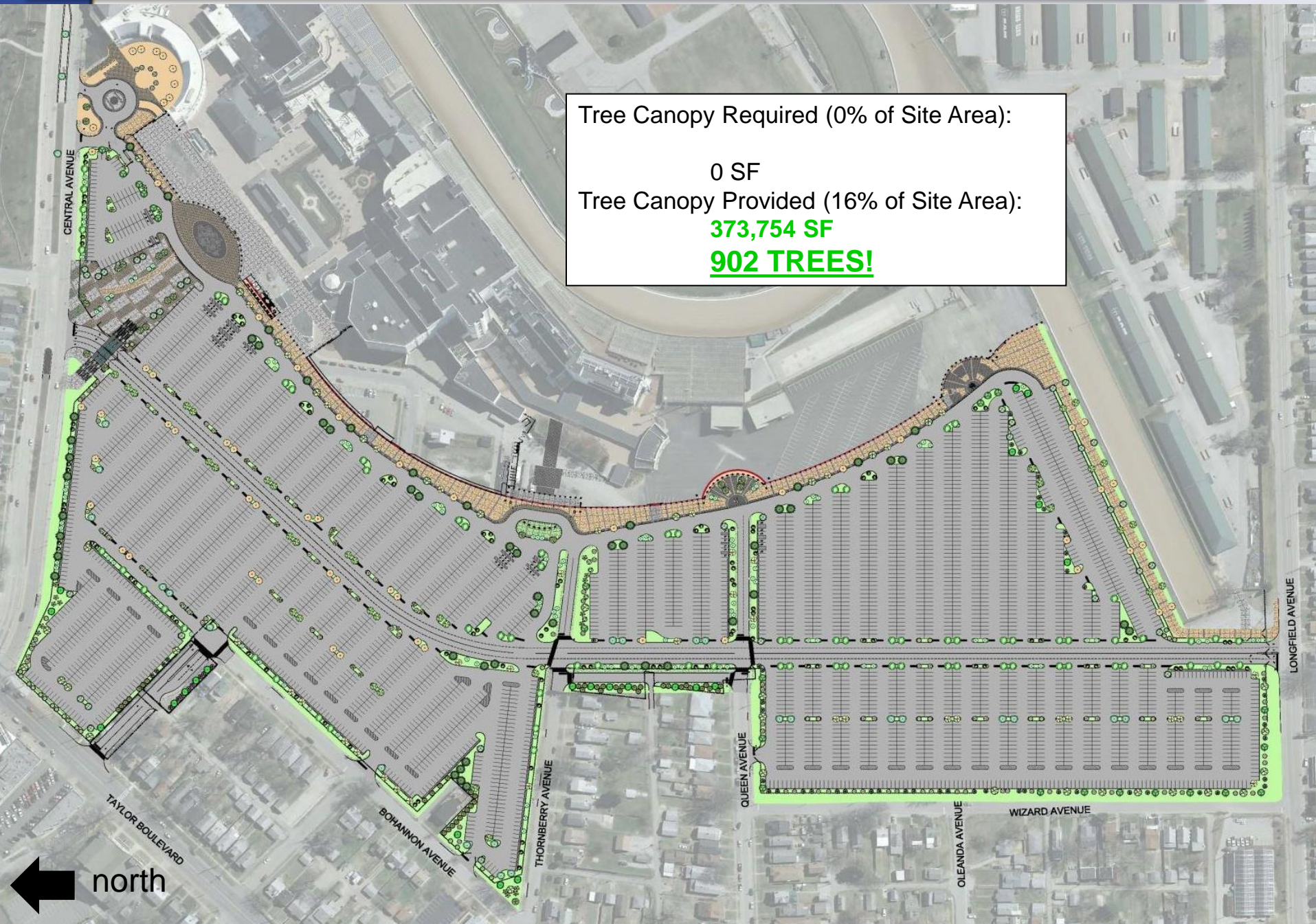
Tree Canopy Required (0% of Site Area):

0 SF

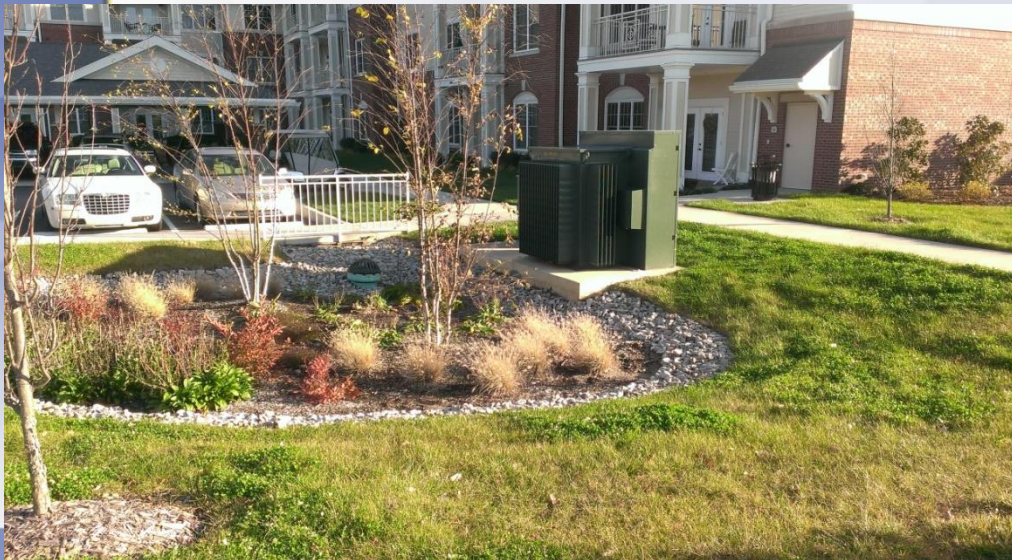
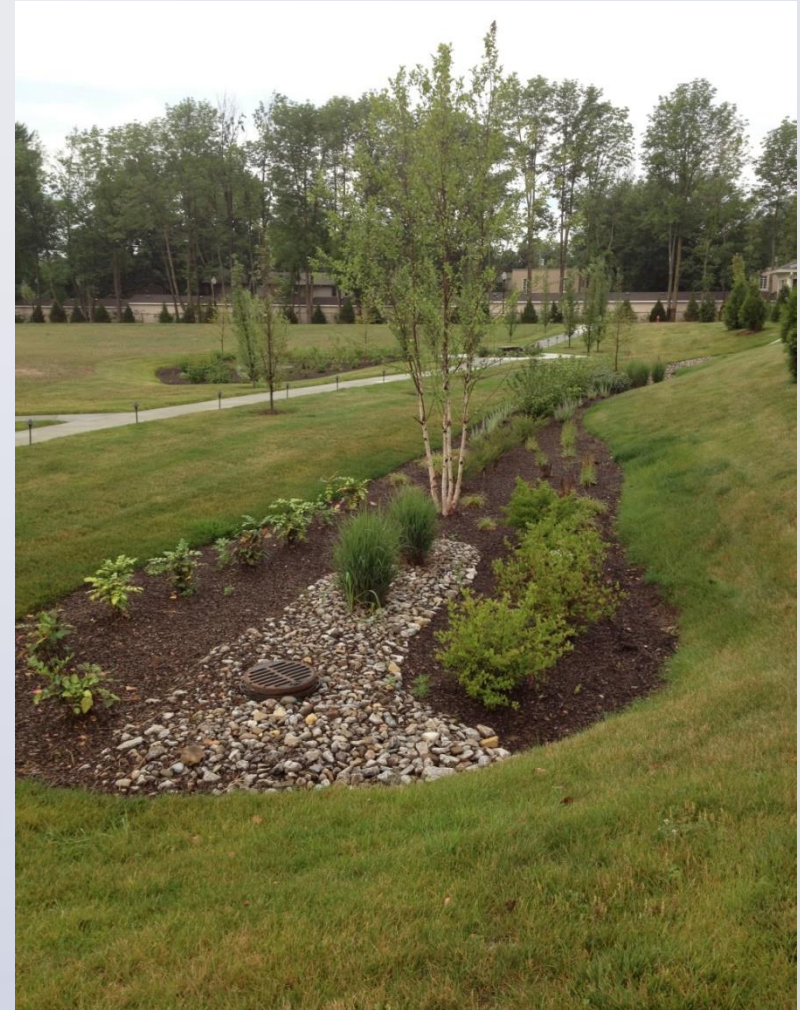
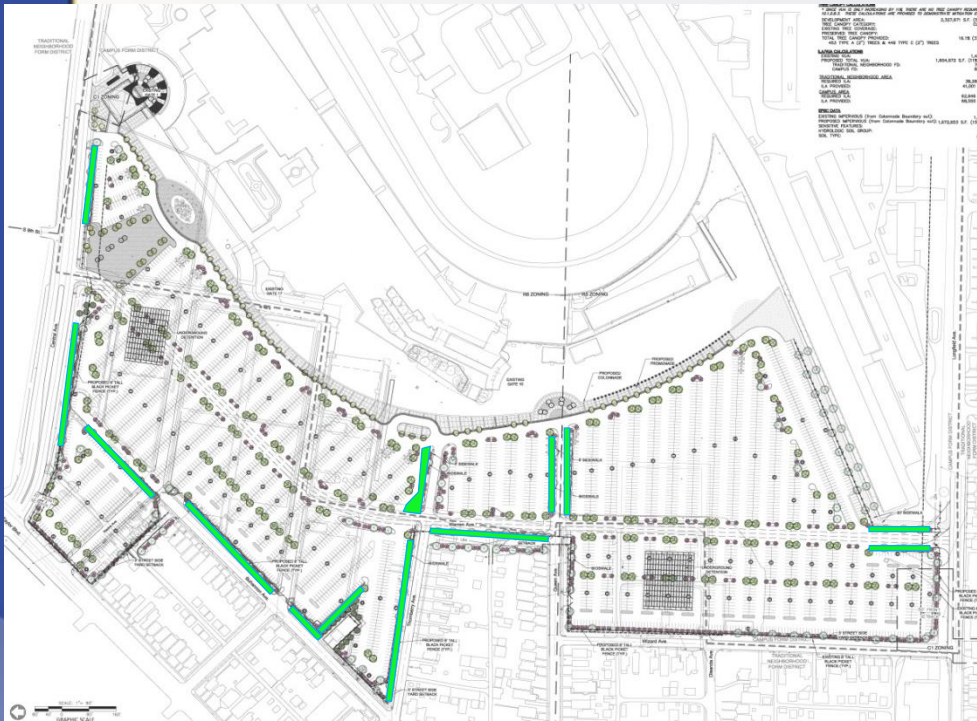
Tree Canopy Provided (16% of Site Area):

373,754 SF

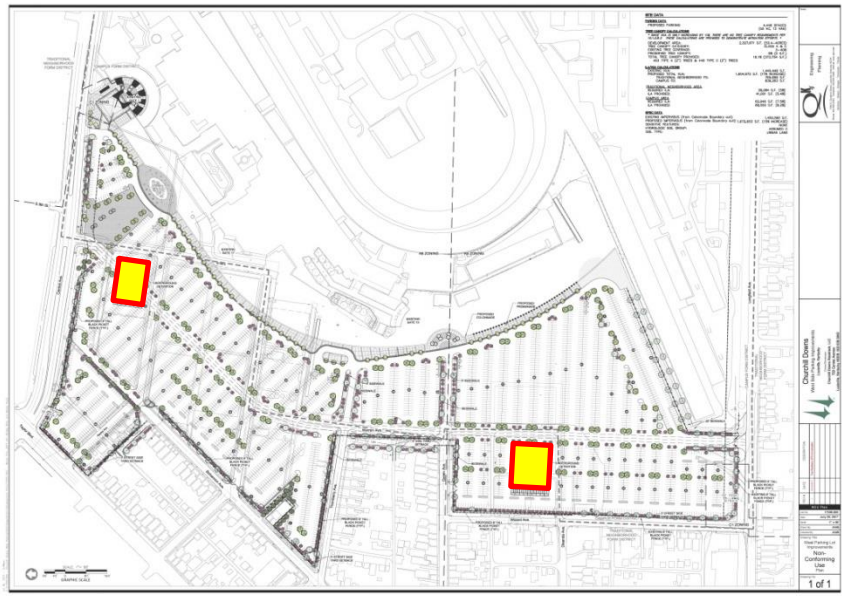
902 TREES!



Bioswales and Rain Gardens



Underground Detention



PC Recommendation

- The Planning Commission conducted a public hearing on 10/5/2017
- Two people spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the closure by a vote of 9-0 (9 members voted)