

**Planning Commission**  
**Staff Report**  
December 6, 2018



<b>Case No:</b>	18STREETS1020
<b>Project Name:</b>	Thompson Ave Closure
<b>Location:</b>	3434 and 3500 Grandview Ave
<b>Owner(s):</b>	St. Matthews
<b>Applicant:</b>	Jason Sams
<b>Jurisdiction:</b>	St. Matthews
<b>Council District:</b>	9 – Bill Hollander
<b>Case Manager:</b>	Jay Lockett, Planner I

**REQUEST(S)**

- Closure of Right-of-Way

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to close a portion of Thompson Ave located between 3434 and 3500 Grandview Ave. The portion of proposed closure is approximately 150 feet long and 50 feet wide, running between Grandview Ave and an unnamed alley. The section proposed for closure is unimproved.

**STAFF FINDING**

The closure request is adequately justified and meets the standard of review.

**TECHNICAL REVIEW**

All affected agencies have been notified in accordance with St. Matthews Development Code policies. None have raised any objections or concerns with the closure.

**INTERESTED PARTY COMMENTS**

Staff has received no interested party comments on this proposal.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET AND ALLEY 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 closures do 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.

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. 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:**

- **RECOMMEND** the City of St. Matthews **APPROVE** or **DENY** the closure request.

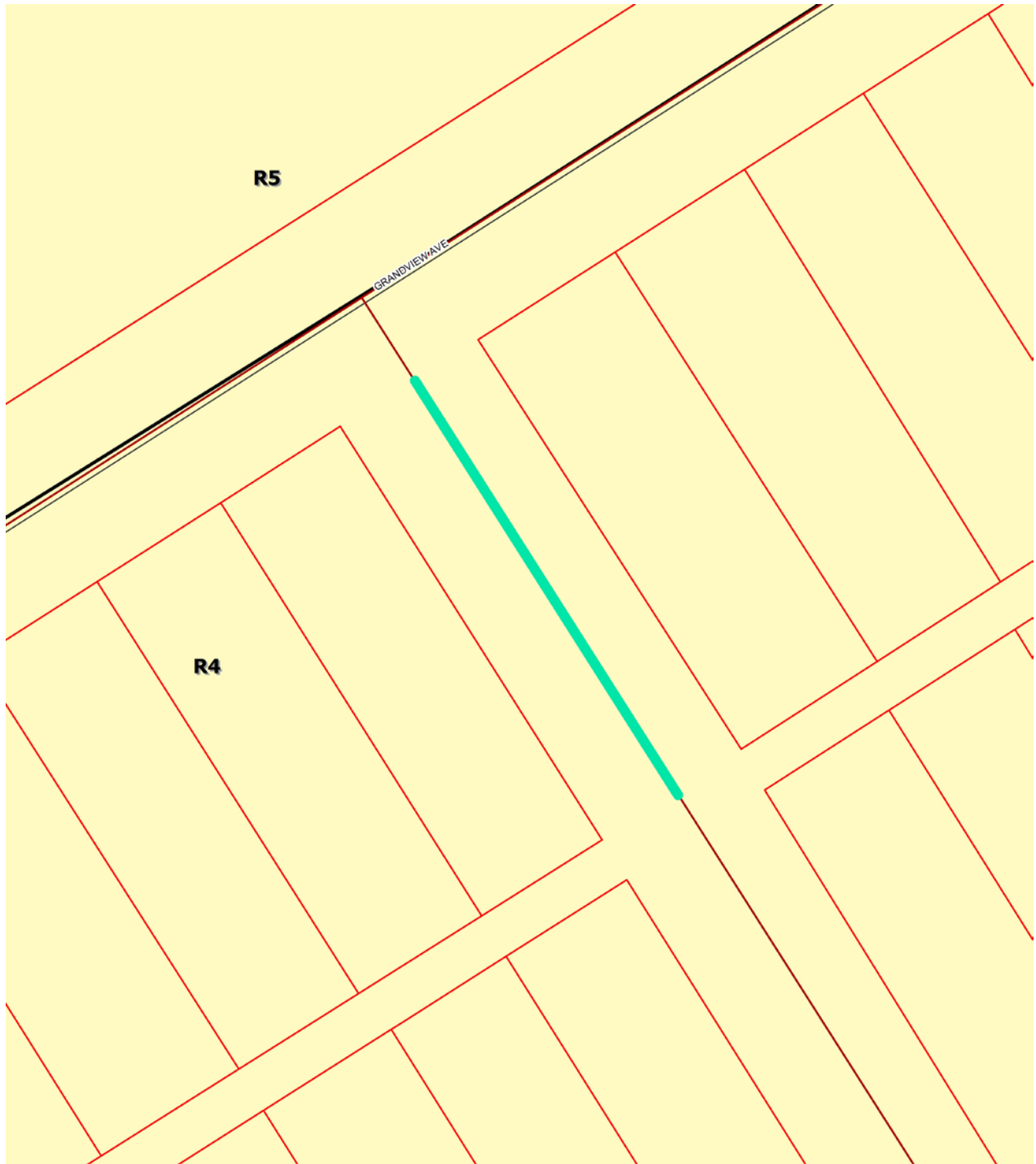
**NOTIFICATION**

Date	Purpose of Notice	Recipients
10-15-18	Hearing before LD&T	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 9
10-31-18	Hearing Before PC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 9

**ATTACHMENTS**

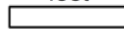
1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



18STREETS1020

feet

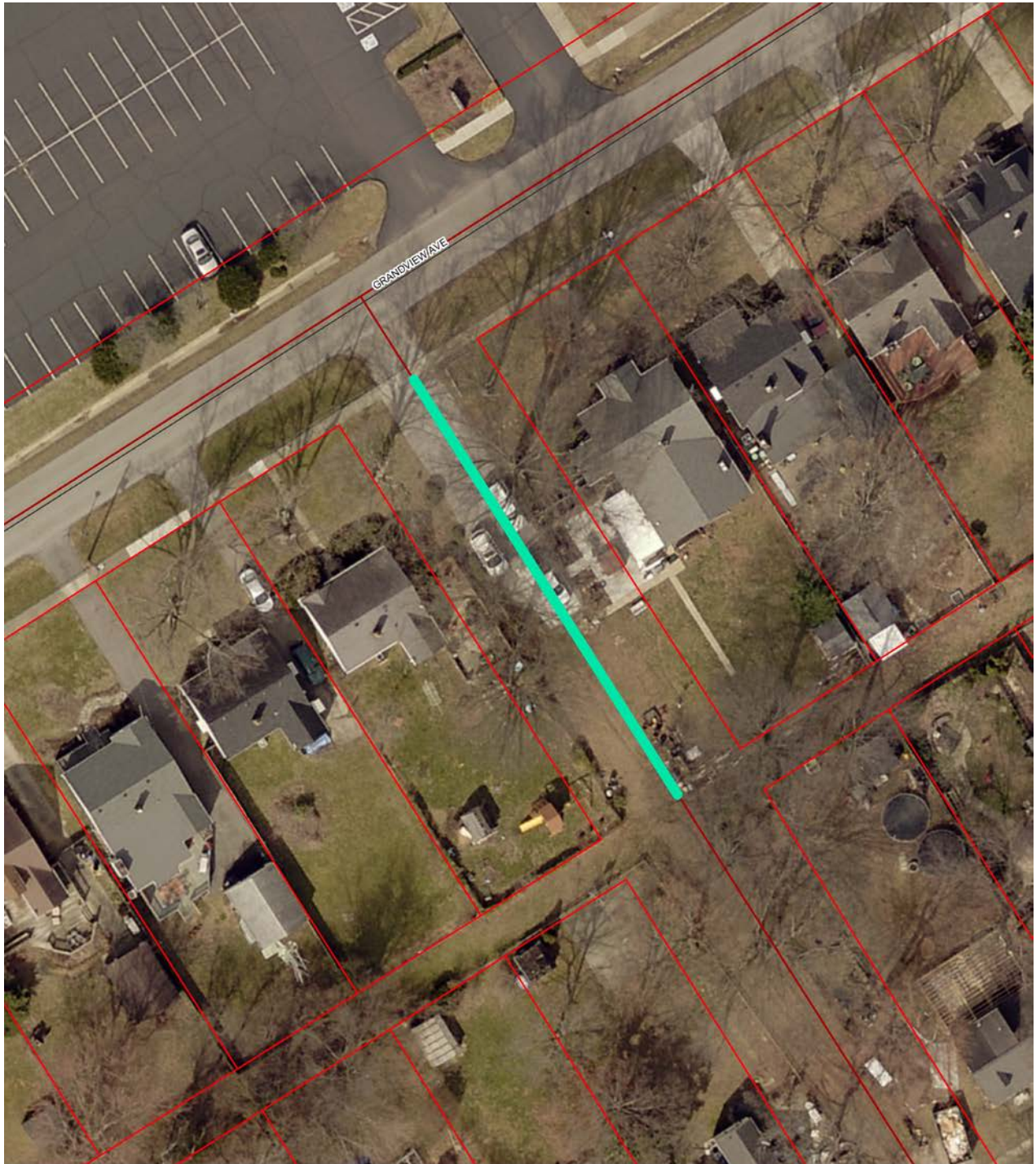


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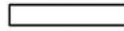
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2. Aerial Photograph



18STREETS1020

feet



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