

Planning Commission
Staff Report
March 7, 2019



Case No:	18STREETS1018 & 18STREETS1022
Project Name:	Sentimental Lane
Location:	Sentimental Lane
Owner(s):	Louisville Metro Right-of-Way
Applicant:	Ball Homes, LLC
Representative(s):	Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- **Street Closure (18STREETS1018)**
- **Street Name Change (18STREETS1022) from Sentimental Lane to Parkside Vista Lane, Sentimental Lane, and Cascade Falls Trail**

CASE SUMMARY

The proposed closure and name changes are associated with the approved plan and record subdivision plat for Parkside at Mt. Washington subdivision, dockets 15SUBDIV1011 & 18RECORDPLAT1037. The approved subdivision calls for Sentimental Lane to be used as the primary entrance to the subdivision. The southernmost section will be renamed for consistency with the primary road serving the subdivision – Parkside Vista Lane. The middle section will remain Sentimental Lane as exiting homes are served by addresses having the current street name. The northernmost section will be used to serve 8 proposed lots continuing along proposed roadway named Cascade Falls Trail. The northernmost section of the Sentimental Lane right-of-way contains two portions of right-of-way closure to facilitate the continuation of the Cascade Falls right-of-way.

The record subdivision plat, street name change, and road closure will be recorded simultaneously as they are all dependent upon each other.

STAFF FINDING

The street closure request has been adequately justified based on staff's analysis contained in the standard of review. The name changes are appropriate and allow for the associated subdivision to be recorded.

TECHNICAL REVIEW

The applicant has coordinated with utility agencies. Any easements required for utility providers will be provided by the applicant and/or developer.

STANDARD OF REVIEW FOR STREET CLOSURE

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. 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 Guideline 7, Policy 1 provides that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development; Guideline 7, Policy 6 strives 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; Guideline 7, Policy 9 provides that the Planning Commission or legislative body may require the developer to dedicate rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development as set forth in the Land Development Code and/or an adopted urban mobility plan; Guideline 8, Policy 8 states that Adequate street stubs for future roadway connections that support access and contribute to appropriate development of adjacent lands should be provided by new development and redevelopment; and Guideline 14, Policy 7 provides that the design and location of utility easements provide access for maintenance and repair and to minimize negative visual impacts. 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 residential 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:

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the closure request.
- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the street name change from Sentimental Lane to Parkside Vista Lane, Sentimental lane, and Cascade Falls Trail **ON CONDITION** that directional signage indicating the location of the remaining section of Sentimental Lane be placed below the street sign for Parkside Vista Lane in accordance the Manual on Uniform Traffic Control Devices (MUTCD) requirements.

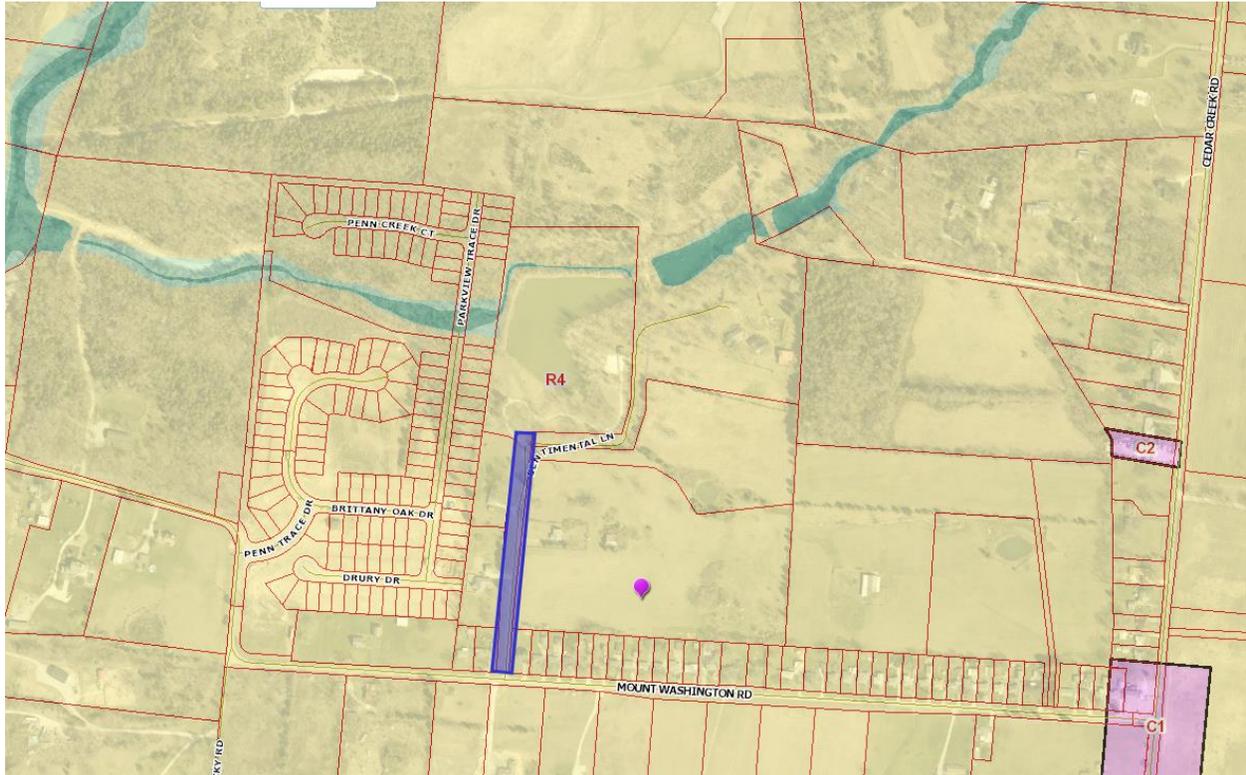
NOTIFICATION

Date	Purpose of Notice	Recipients
2/15/19	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 23
NA	Consent Agenda - Planning Commission	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 23

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

