

15STREETS1001

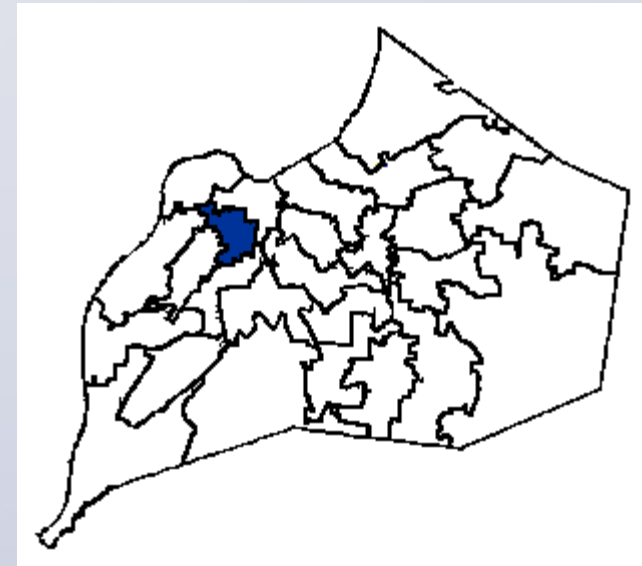
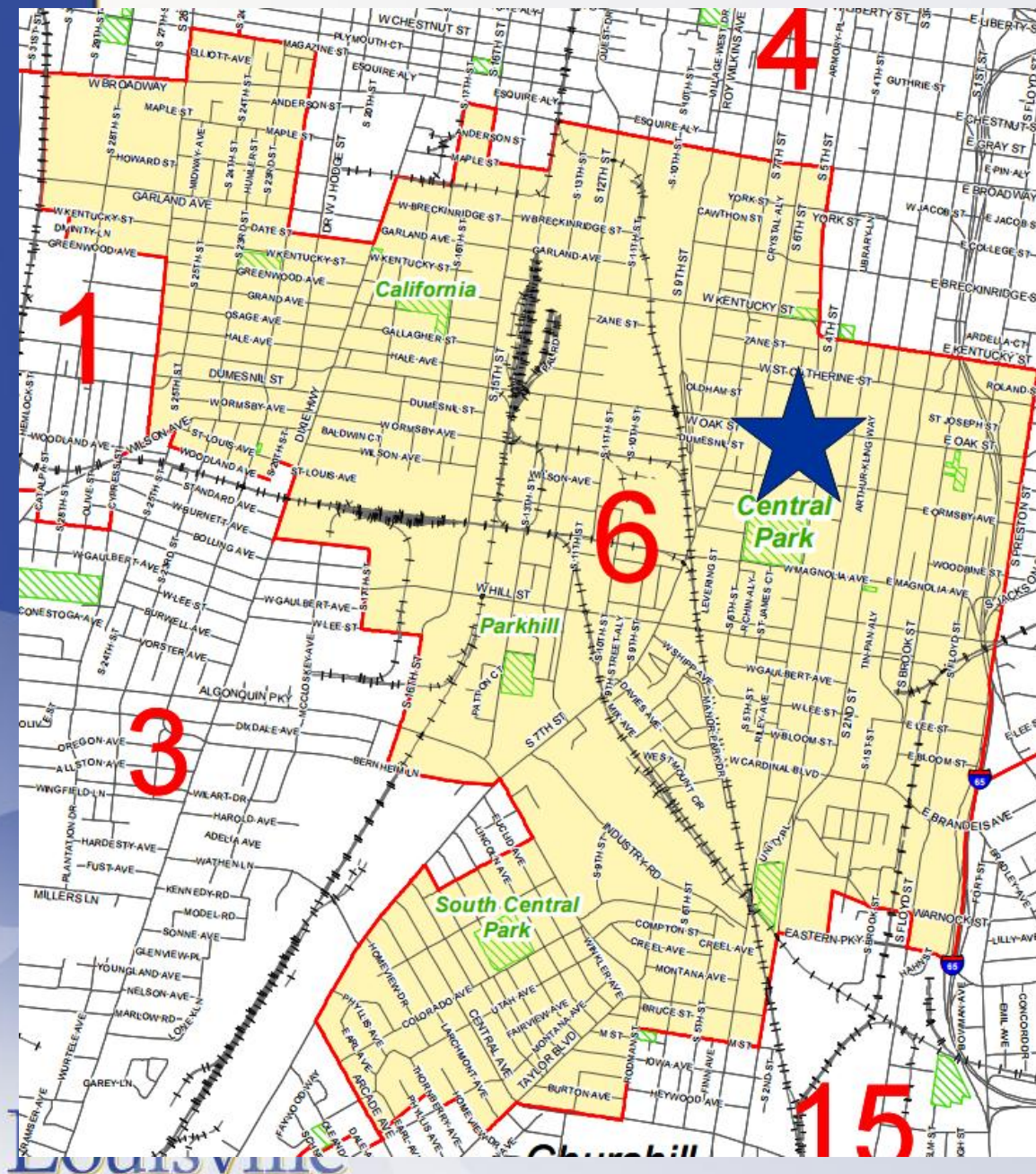
Unnamed Alley Closure



Planning/Zoning, Land Design & Development
June 2, 2015

Unnamed Alley southwest of W. Oak Street and S. 4th Street Intersection

6 - David James



Requests

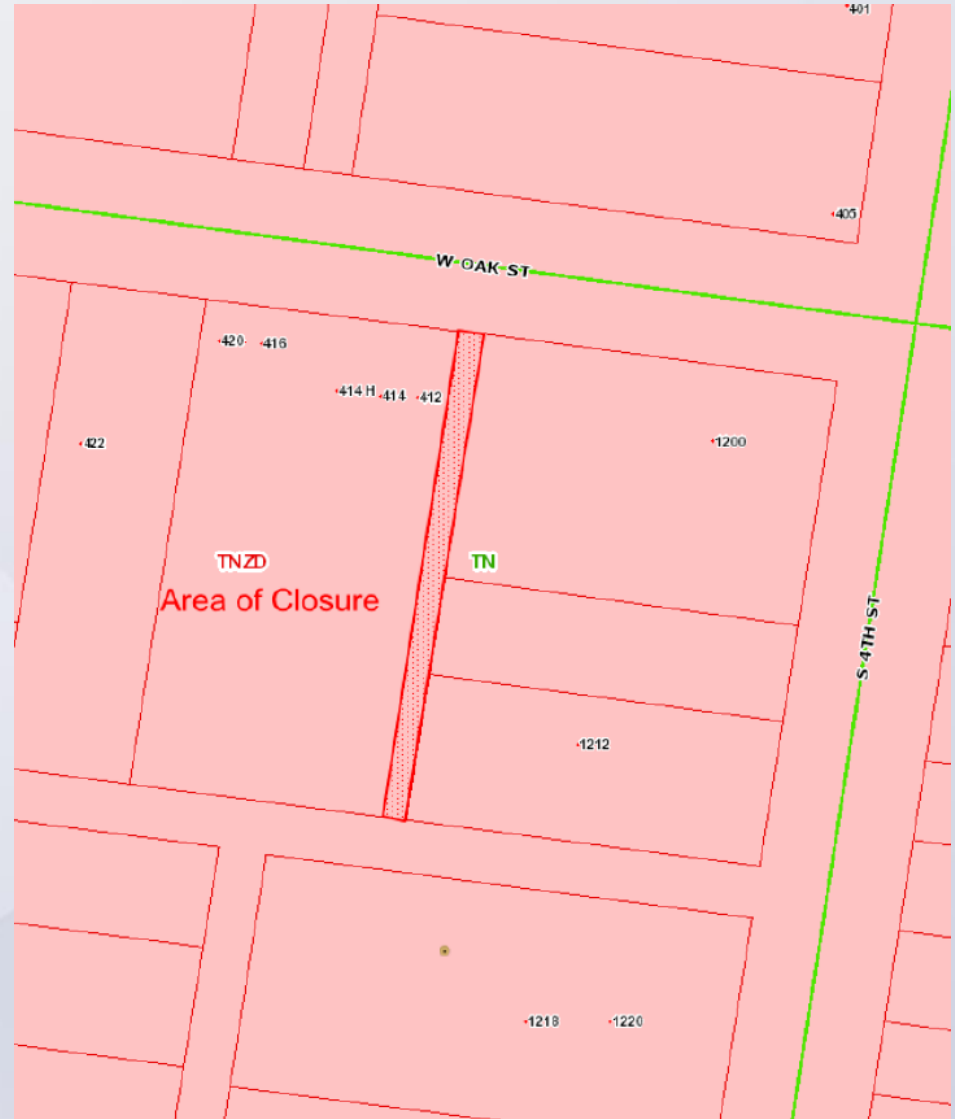
- Closure of the 10-foot wide ally bounded by Garvin Place, W. Oak Street, S. 4th Street and a 20-foot wide alley.

Case Summary / Background

- Proposing to close the unimproved alley
- There are private improvements located within the right-of-way
- The closure area will be consolidated with parcels on the east side of the alley

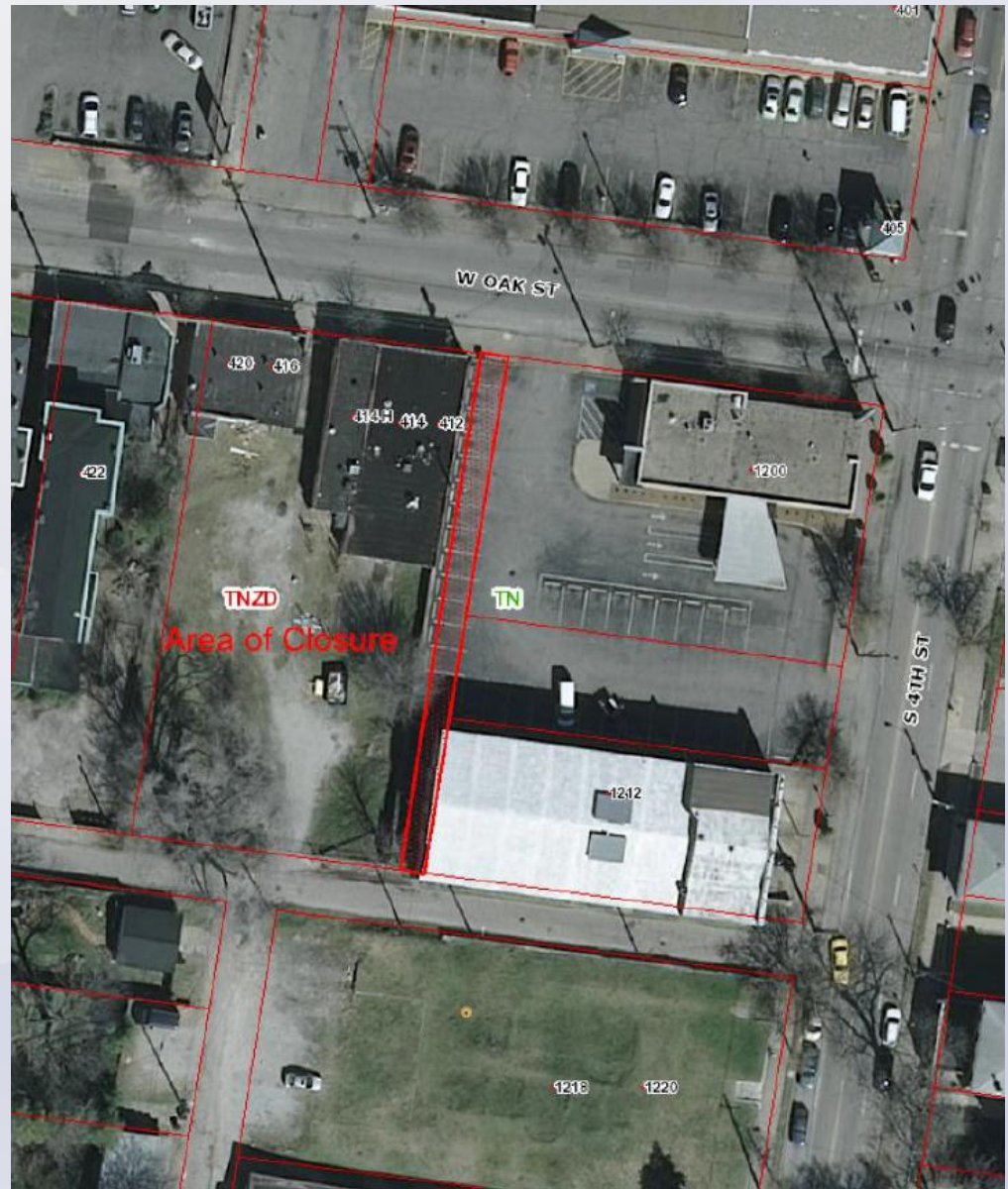
Zoning/Form Districts

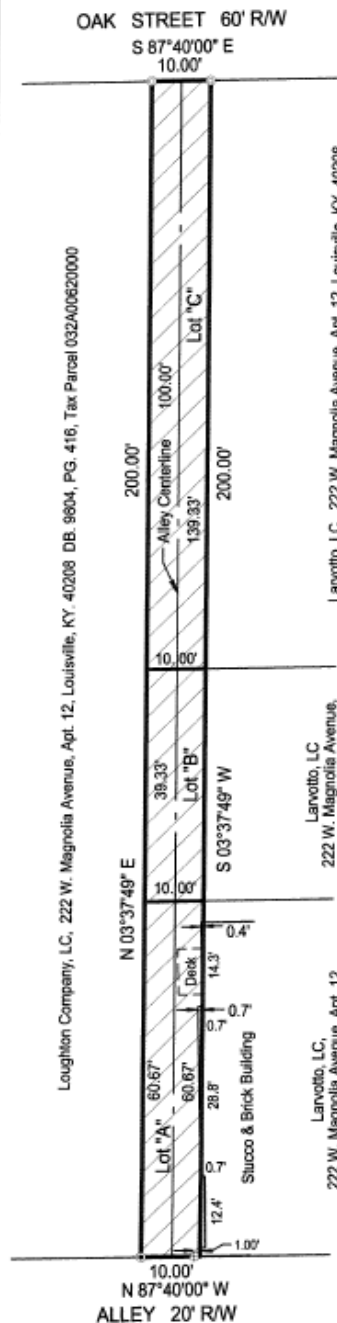
- **Subject Property:**
 - Existing: TNZD/TW
 - Proposed: TNZD/TW
- **Adjacent Properties:**
 - North: TNZD/TW
 - South: TNZD/TW
 - East: TNZD/TW
 - West: TNZD/TW



Aerial Photo/Land Use

- Subject Property:
 - Existing: Right-of-Way
 - Proposed: Commercial
- Adjacent Properties:
 - North: Street ROW
 - South: Alley ROW
 - East: Commercial
 - West: Commercial






Lot Area Detail

Lot "A" = 606.70 Sq. Ft. to be conveyed to
1212 South 4th Street
Tax Parcel: 032A00670000

Lot "B" = 393.30 Sq. Ft. to be conveyed to
(No Address)
Tax Parcel: 032A00680000

Lot "C" = 1,000.00 Sq. Ft. to be conveyed to
1200 South 4th Street
Tax Parcel 032A00640000

 = TOTAL AREA TO BE CLOSED IS 2,000 Sq. Ft.

- LEGEND**
- ⊙ = Set a magnetic nail with a I.D. Washer #3444 Willett
 - ⊙ = Set a 1/2" rebar with a I.D. cap #3444 Willett.
 - ⊙ = Set a 1/2" witness rebar with a I.D. cap #3444.



LAND SURVEYORS CERTIFICATE

I hereby certify that this plat and survey were made by me or under my direct supervision and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. This survey meets or exceeds the minimum standards of governing authorities.

Todd K. Willett 4-16-15
Todd K. Willett Date
Professional Land Surveyor, Kentucky Registration No. 3444



RIGHT-OF-WAY CLOSURE PLAT

Applicant: Joseph C. Impellizzeri
Applicant Address: 222 W. Magnolia Avenue, Apartment 12
Louisville, KY, 40208

Zoning: TNZD Form District: Traditional Neighborhood
Date: 04/16/15 Scale: 1" = 20' Job No: 19661-14

WILLET & ASSOC.
LAND SURVEYING INC.
7524 SAINT ANDREWS CHURCH ROAD, LOUISVILLE, KY, 40214
LOUISVILLE PHONE: 502-368-6272
FLZARPHUYKMN D4N0K 791.782.4440

PC Recommendation

- Public Hearing was held on 5/7/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the alley closure to Louisville Metro Council (7 members voted)