

Planning Commission
Staff Report
September 30, 2019



Case No:	18streets1021
Project Name:	One Park
Location:	2294, 2300, 2338 (TB 74A Lots 12 & 15), & 2340 Lexington Road & 2501, 2503, 2509, 2511, & 2515 Grinstead Drive
Owner(s):	JDG Triangle Partners LLC; JDG Triangle Partners III; JDG Triangle Partners III
Applicant:	JDG Triangle Partners LLC
Jurisdiction:	Louisville Metro
Council District:	8- Brandon Coan
Case Manager:	Julia Williams, AICP, Planning Supervisor

REQUEST(S)

- Closure of public Right-of-Way.

CASE SUMMARY/BACKGROUND

The proposal is for an alley closure associated with the One Park Planned Development District rezoning (16ZONE1044). The alley is accessed off of Etley Avenue and is mainly interior to the site.

STAFF FINDING

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

TECHNICAL REVIEW

Irish Hill Neighborhood Plan (2002)

- There are no specific recommendations for this site in the Irish Hill Neighborhood Plan.

Plan 2040

All affected agencies have been notified in accordance with Land Development Code policies. LG&E has approved an easement agreement to cover existing equipment within the closure area. All other agencies have approved the closure or declined to comment.

The proposal has 100% consent from the adjacent property owners.

INTERESTED PARTY COMMENTS

None received directly related to the street closure. Please refer to 16zone1044 for citizen comments on the project overall.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 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. 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 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.

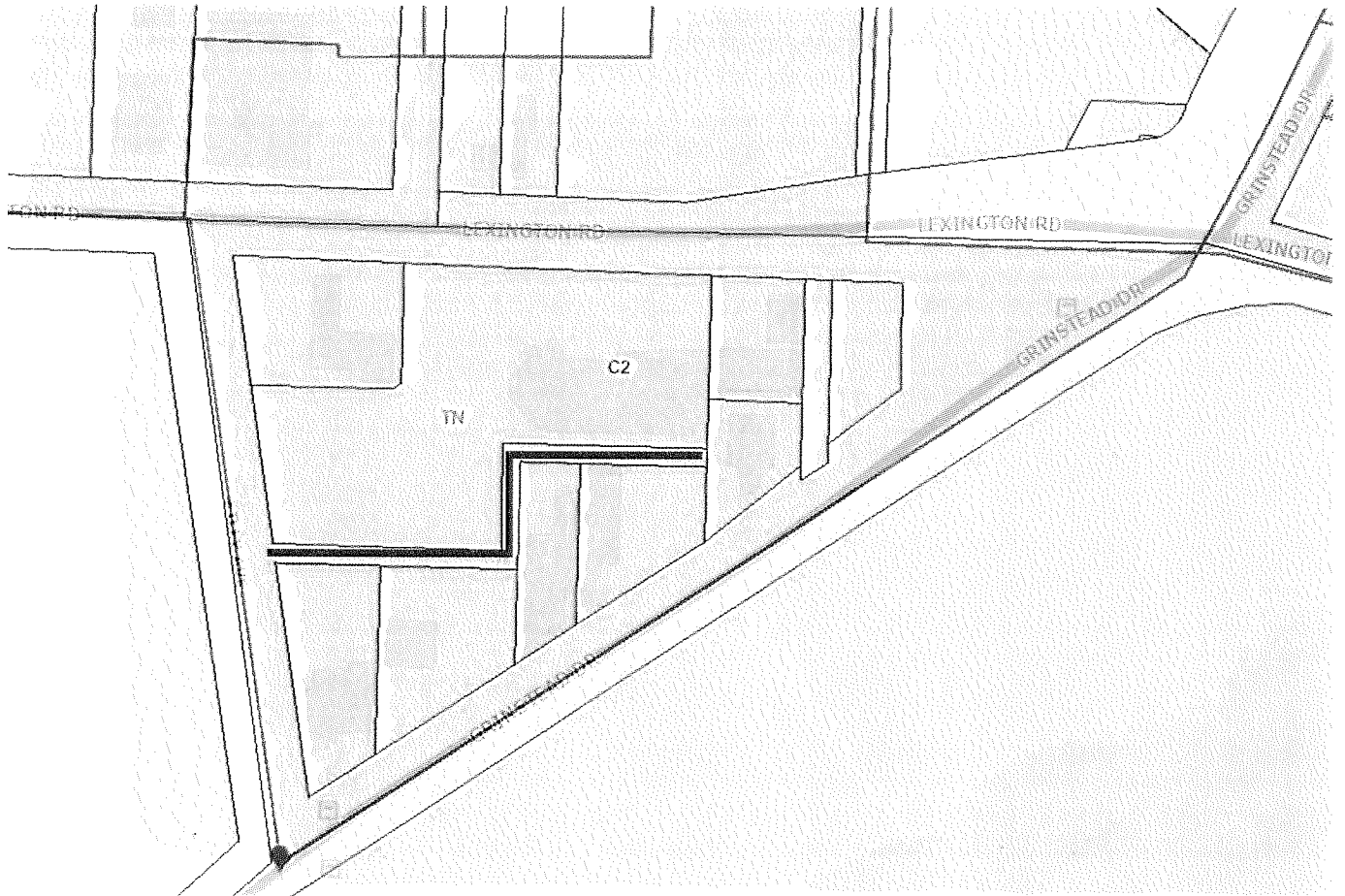
NOTIFICATION

Date	Purpose of Notice	Recipients
8/8/19	Hearing before LD&T on 8/22/19	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 8
8/29/19	Hearing before PC on 9/30/19	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 8
8/26/19	Hearing before PC	Sign Posting on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

