

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

October 24, 2019

New Business

Case No. 19-STRCLOSURE-0008

Request: Closure of Public Right-of-Way
Project Name: Noble Funk Development Alley Closure
Location: Alley south of W Breckinridge St between S 2nd St
and S 3rd St
Owner: Louisville Metro
Applicant: Domino Partners
Representative: QK4
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith

Case Manager: Jay Luckett, AICP, Planner I

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:14:25 Jay Luckett presented the case (see staff report and recording for detailed presentation). Mr. Luckett detailed the redevelopment for the site to facilitate moving the entrance to the north of property which requires the closure of this alley.

00:16:00 Commissioner Brown asked as a condition of the closure would there would be a cross connectivity to replace the alley from 2nd Street to 3rd Street. Jay Luckett replied there has been discussion for connectivity, but no final plat has been created.

00:16:26 Commissioner Mims and Jay Luckett discussed the comprehensive plan detailing downtown form district for existing alleyway networks.

00:18:11 Commissioner Daniels asked if they propose keeping the connectivity for the building along S. 3rd Street. Jay Luckett detailed the accessibility via a different alley and a future access easement through the

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applicant's lot. Commissioner Mims and Jay Lockett discussed staff reviewing the access easement and the conditions for approval for the easement.

The following spoke in favor of the request:

Ashley Bartley, 1046 E. Chestnut Street, Louisville, Kentucky, 40204

Dominique Shrader, 4273 Market Street, Louisville, Kentucky, 40202

Kevin Weber, 9111

Summary of testimony of those in favor:

00:19:56 Ashley Bartley presented case via Power Point slide show (see recording for detailed presentation). Ms. Bartley stated there will be an access easement provided through the parking lot to allow east/west traffic. Those access plats will be done prior to the Planning Commission hearing. She detailed the proposed site plan, Sobro District plan, and the interactive street level design of the development.

00:28:26 Dominique Shrader, representing Domino Partners, stated they plan to provide the community a multi-use venue. The development will have green space to create an area for events and community-oriented activities. Ms. Shrader detailed the planned easement to make the area more pedestrian friendly.

00:31:39 Kevin Weber, representing Spaulding University, stated he is in full support of this development and student safety will be improved with this property.

00:32:48 Commissioner Brown inquired about the future development of the alley after the closure. Ashley Bartley replied it will remain paved and they will restore the curb cuts to a sidewalk.

00:33:15 Commissioner Mims, Ashley Bartley, and Dominique discussed the easement plat for the cross-access agreement and parking availability (see recording for detailed presentation).

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00:36:43 Commissioners, Emily Liu, and Ashley Bartley discussed Advanced Planning receiving this plan for approval and how this case will be heard at the Planning Commission hearing (see recording for detailed presentation).

The following spoke in opposition to the request:

No one spoke.

00:40:17 Commissioners' discussion (see recording for detailed presentation).

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:47:40 On a motion by Commissioner Brown, seconded by Commissioner Daniels, the following resolution was adopted.

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby schedule this case for the **December 5, 2019** Planning Commission meeting.

The vote was as follows:

YES: Commissioners Brown, Daniels, Mims, and Jarboe

NOT PRESENT AND NOT VOTING: Commissioner Peterson, Carlson, and Lewis.