

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
June 23, 2022

OLD BUSINESS

CASE NO. 21-STRCLOSURE-0032

Request: A proposed closure of public right-of-way
Project Name: S 5th at W Chestnut St Alley
Location: Alley East of S 5th St Parallel to W Chestnut St
Owner: Louisville Metro
Applicant: Joseph Impellizzeri
Representative: Charles Cash
Jurisdiction: Louisville Metro
Council District: 4 – Jecorey Arthur
Case Manager: Jay Lockett, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:

00:05:29 Jay Lockett stated Cliff Ashburner, attorney for the applicant, requests a continuance to the July 14, 2022 LD&T meeting.

Deliberation

LDT deliberation.

An audio/visual recording of the Land Development & 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.

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the July 14, 2022 Land Development and Transportation meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson and Sistrunk
NOT PRESENT AND NOT VOTING: Commissioner Mims
ABSTAINING: Commissioner Daniels

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
June 9, 2022

OLD BUSINESS

Case No. 21-STRCLOSURE-0032

Request:	CONTINUED from the 04/28/22 LD&T - A proposed closure of public right-of-way
Project Name:	S 5th at W Chestnut St Alley
Location:	Alley East of S 5th St Parallel to W Chestnut St
Owner:	Louisville Metro
Applicant:	Joseph Impellizzeri
Representative:	Charles Cash
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Jay Lockett, AICP, Planner II

Agency Testimony:

00:05:19 Jay Lockett explained why the applicant is requesting a continuance (see staff report and recording for detailed presentation.)

00:07:08 In response to a question from Commissioner Mims, Mr. Lockett said there are no firm plans for development on this block. Commissioner Mims expressed concern about closing an alley on a block when there is no known project being planned here.

The following spoke in favor of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

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.

00:07:57 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **June 23, 2022** Land Development and Transportation Committee meeting.

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OLD BUSINESS

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The vote was as follows:

YES: Commissioners Mims, Carlson, Brown, Daniels, and Sistrunk.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 28, 2022

NEW BUSINESS

Case No. 21-STRCLOSURE-0032

Request:	A proposed closure of public right-of-way
Project Name:	S 5 th St at W Chestnut St Alley
Location:	Alley East of S 5 th St Parallel to W Chestnut St
Owner:	Louisville Metro
Applicant:	Joseph Impellizzeri
Representative:	Charles Cash
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Jay Lockett, AICP, Planner II

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.)

Note – this case was heard out of order after the staff presentation and was deferred to the end of the agenda due to technical difficulties.

Agency Testimony:

00:05:26 Jay Lockett presented the case and showed the proposed alley closure plan (see staff report and recording for detailed presentation). The alley in question currently connects S 5th Street with an alley that runs parallel to the east. The applicant owns the properties on both sides of the proposed closure; however, staff has concerns about closing the alley.

The following spoke in support of the request:

Charles Cash, Urban 1 LLC, 954 E Kentucky Street, Suite 1, Louisville, KY 40204

Joseph Impellizzeri, 1209 S 3rd Street, Louisville, KY 40203

Summary of testimony of those in support:

00:12:35 Charles Cash, the applicant's representative, presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation). Cash explained that all the formal parcels in this block have been consolidated and the ones abutting this alley is owned by one person. The current alley is not in alignment with any other alleys to the east or west, and

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

April 28, 2022

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is basically viewed as a piece of the existing parking lot. At the time of creation, these parcels were residentially used, but this use has converted to commercial over time.

The case was tabled until the end of the docket due to difficulties with the applicant's presentation.

02:31:03 The case was untabled. Charles Cash resumed testimony in support of the proposal and presented a PowerPoint presentation to the committee (see recording). The presentation showed how a potential redevelopment of these parcels could be done without effecting the functionality of the site because the parking layout would change to allow the east-west access to be located further north.

02:41:02 Joseph Impellizeri spoke in support of the application. Impellizeri believes the proposed closure will benefit the existing buildings as well as any future redevelopment of the site.

02:47:00 Commissioners' deliberation.

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.

On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Design & Development Committee does hereby **CONTINUE** 21-STRCLOSURE-0032 to the May 19, 2022 Land Development & Transportation Committee meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, and Sistrunk

NO: None

ABSTAIN: None

ABSENT: None