

Planning Commission

Staff Report

September 17, 2015



Case No:	13STREETS1007
Request:	Partial street closure of Woodlawn Avenue, Nevada Avenue, Park Boulevard, Crittenden Drive, Hiawatha Avenue, Orange Drive, and Rose Drive
Project Name:	Louisville Regional Airport Authority Street Closures
Location:	Multiple Locations
Owner:	Louisville Metro Government
Applicant:	Louisville Regional Airport Authority
Representative:	Stites & Harbison, PLLC
Jurisdiction:	Louisville Metro
Council District:	15 – Marianne Butler 21 – Dan Johnson
Case Manager:	David B. Wagner – Planner II

REQUEST

- Partial street closure of Woodlawn Avenue, Nevada Avenue, Park Boulevard, Crittenden Drive, Hiawatha Avenue, Orange Drive, and Rose Drive

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to close portions of the above listed streets. Previously closed portions of streets within the area were closed as part of the Louisville Regional Airport Authority's (LRAA) relocation program. Some of these closures are also part of the Crittenden Drive Relocation Project – North Connector Phase. All of the adjoining lots have been acquired by the LRAA.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Right-of-Way	R-6, C-1, C-2, C-3, CM, EZ-1	SW
Proposed	Airport Uses	R-6, C-1, C-2, C-3, CM, EZ-1	SW
Surrounding Properties			
North	Airport Uses	R-6, C-1, C-2, C-3, CM, EZ-1	SW
South	Airport Uses	R-6, C-1, C-2, C-3, CM, EZ-1	SW
East	Airport Uses	R-6, C-1, C-2, C-3, CM, EZ-1	SW
West	Airport Uses	R-6, C-1, C-2, C-3, CM, EZ-1	SW

PREVIOUS CASES ON SITE

- 18523: Streets Closure for Orange Drive and Rose Drive that were combined with this case and subsequently this old case number was withdrawn.

INTERESTED PARTY COMMENTS

- Staff has not received comments from any interested parties.

APPLICABLE PLANS AND POLICIES

- Cornerstone 2020
- Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET AND 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.

STAFF: Adequate public facilities will be maintained as the area of closure and adjoining properties will be consolidated into one tract as each use determines the amount of land necessary for business operations.

2. 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.

STAFF: Any utility access necessary within the right of way to be closed will be maintained by agreement with the utilities.

3. 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.

STAFF: The applicant will provide for the improvements.

4. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives and Plan Elements of the Comprehensive Plan.

STAFF: The closure complies with the Goals, Objectives and Plan Elements of the Comprehensive Plan found in Guideline 7 (Circulation) and Guideline 8 (Transportation Facility Design). The physical improvements necessary for the closure will be completed by the applicant. The closure will allow for the consolidation of the property with adjoining parcels. Once each business has determined the size of the parcel needed to suit their needs, the tracts

will be re-subdivided. Therefore, no adverse impacts on nearby communities will occur and the proposal will provide for an appropriate functional hierarchy of streets for the surrounding areas.

5. Other Matters – Any other matters which the Planning Commission may deem relevant and appropriate.

STAFF: There are no other relevant matters.

TECHNICAL REVIEW

Louisville Fire District – **Approved**

E-911/Metro Safe Addressing – **Approved**

AT&T – **Approved**

MSD – **Approved**

Louisville Metro Health Department – **Approved**

Louisville Gas & Electric – **Approved**

Louisville Water Company – **Approved**

Louisville Metro Public Works – **Approved**

Historic Preservation – **Approved**

TARC – **Approved**

KTC – **Approved**

STAFF CONCLUSIONS

The proposal meets or exceeds all applicable items of the comprehensive plan in regards to the Suburban Workplace Form District. The area of closure will be consolidated with adjoining lots and re-subdivided to suit the future businesses. The applicant will provide the necessary infrastructure for future development and the functional hierarchy of streets will not be affected.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

NOTIFICATION

Date	Purpose of Notice	Recipients
8/27/15	Meeting before LD&T	1 st tier adjoining property owners Subscribers to Council District 15 Notification of Development Proposals Subscribers to Council District 21 Notification of Development Proposals

ATTACHMENTS

1. Cornerstone 2020 Staff Checklist

1. **Cornerstone 2020 Staff Checklist**

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
7	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	The closure will allow for the consolidation of the property with adjoining parcels. Once each business has determined the size of the parcel needed to suit their needs, the tracts will be re-subdivided. Therefore, no adverse impacts on nearby communities will occur.
28	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	✓	The applicant will provide for any necessary improvements.
36	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	✓	The proposal will provide for an appropriate functional hierarchy of streets for the surrounding areas by re-subdividing the consolidated lots and areas of closure to suit the needs of each business establishing operations within the area.