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September 14, 2020

Jay Luckett
Louisville Metro Planning & Design
444 S. 5th Street, Suite 300
Louisville, KY 40202

Re: Request to Close 2 "T" shaped Alleys
(between S. 13th and S. 14th Street and south of unimproved Maple St.)

Dear Mr. Luckett:

Both owners having frontage on the above described alleys support the request for closure and to subdivide the property as shown on the plat provided. The property to the south of the alley currently consists of 6 lots, but the owner, Cardinal Farms, LLC is in the process of consolidating these by deed. This consolidation will eliminate any lot from being landlocked because of the closure. Please review the attached plat knowing that this information will be updated on the plat once the deed of consolidation is recorded.

Our justification for the closure is as follows:

1. Adequate Public Facilities - The western end of the first alley is unimproved as it dead ends into the railroad track that is S. 14th Street, there is no crossing of the tracks at this location and so it only serves the 2 businesses on either side and both support this closure. The south stub ends in front of overhead doors for of the building at 830 S. 13th Street and only serves this owner. Therefor the closing of the alley will not result in demand on public facilities and services as only the adjacent property owners use this alley; will not interfere with or impact transportation, utilities, emergency services or similar necessary facilities and services as it is not used by any of these now; no current or future need for the alley exists and no utilities located within it that will be impacted.
2. Cost for Improvement – Any cost for the closure of the alleys or improvements will be borne by the adjacent landowners as the beneficiaries of the closure. No utilities are expected to require relocation because of this closure.
3. Comprehensive Plan - This request to close these alleys is in compliance with the requirements of the Comprehensive Plan as these alleys are only utilized by the adjacent landowners supporting the request. It will not negatively impact access or circulation in the vicinity and does not negatively impact the provision of any utilities or services.

Consent from both adjacent landowners, 100% of the affected/adjacent property owners is provided with this application. Please contact me if you have any questions or concerns. As always, we appreciate your assistance.

Respectfully,

Kathy M. Linares, RLA

cc: Paul Burke

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