

**Planning Commission**  
**Staff Report**  
April 18, 2019



|                          |  |
|--------------------------|--|
| <b>Case No:</b>          | 18STREETS1005  |
| <b>Project Name:</b>     | Smilin' Irishman Alley closure                         |
| <b>Location:</b>         | Between York and Cawthon St west of 7 <sup>th</sup> St |
| <b>Owner(s):</b>         | Louisville Metro                                       |
| <b>Applicant:</b>        | 809 SoBro, LLC.  |
| <b>Jurisdiction:</b>     | Louisville Metro                                       |
| <b>Council District:</b> | 6 – David James  |
| <b>Case Manager:</b>     | Jay Lockett, AICP, Planner I                           |

**REQUEST(S)**

- Closure of Public Right-of-Way

**CASE SUMMARY/BACKGROUND**

The applicant is seeking to close a 20 foot wide alley known as Smilin' Irishman Alley as well as unnamed 14 foot and 12 foot alleys. The alleys are located Between York St and Cawthon St and between S 7<sup>th</sup> St and S 8<sup>th</sup> St near the SoBro and Old Louisville neighborhoods. The closure is associated with the proposed expansion of the Flavorman facility located at 809 S 8<sup>th</sup> St which is being reviewed under docket 19DEVPLAN1006. All adjoining property owners have consented to the proposed alley closures, as well as allowing the applicant to consolidate the entire width of the closed alleys into their property. The total area of public right-of-way to be closed is approximately 6,960 SF.

**STAFF FINDING**

The case is ready to be docketed for public hearing or consent agenda.

**TECHNICAL REVIEW**

AT&T has overhead lines and associated utility poles through the alley. They will require relocation, as the proposed structure to be built on the site would make an easement infeasible to address their needs. They had the following comment about the closure:

*Andrew, thanks for the meeting yesterday. We have looked closely at the alley closing and what work will be required for AT&T to serve customers impacted by the closing. Contrary to what I assumed on the visit we do not have an existing route on 8<sup>th</sup> st or 7<sup>th</sup> st. Cables on 8<sup>th</sup> st are not ours. The plan is still to utilize 8<sup>th</sup> but we will have to build a route. I had also hoped that the copper cable was not being utilized but that is not the case. The aerial drop wires feeding 810 s 7<sup>th</sup> st are live and will have to be rerouted somehow. Possibly a path could be built to the York st side of the building. We also have workers in the copper cable to the South of the alley as well so the copper cable will have to be routed around the block just like the fiber. The existing service for our customer will have to be routed to York st or Cawthon. Cawthon would be best for us and possibly closer. We would need a duct path to the exterior of the building. This can all be discussed further of course but I wanted to get the quote to you.*

*Material and all associated work for the project came out to \$72,750. Approximately 10% or around \$7000 would be required for us to start the design. The startup cost is put toward the total bill. Let me know what you think. It is higher than I expected but some of the factors were unknown yesterday. Thank you sir, let me know if I can answer any questions. You can call my cell if needed. Thanks again.*

All other affected agencies have indicated that they consent to the closure, or have declined to comment.

**INTERESTED PARTY COMMENTS**

The Office of Louisville Metro Council District 6, David James, has sent a letter indicating support for the expansion of the Flavorman business and the associated alley closure.

**REQUIRED ACTIONS:**

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the closure of public right-of-way.

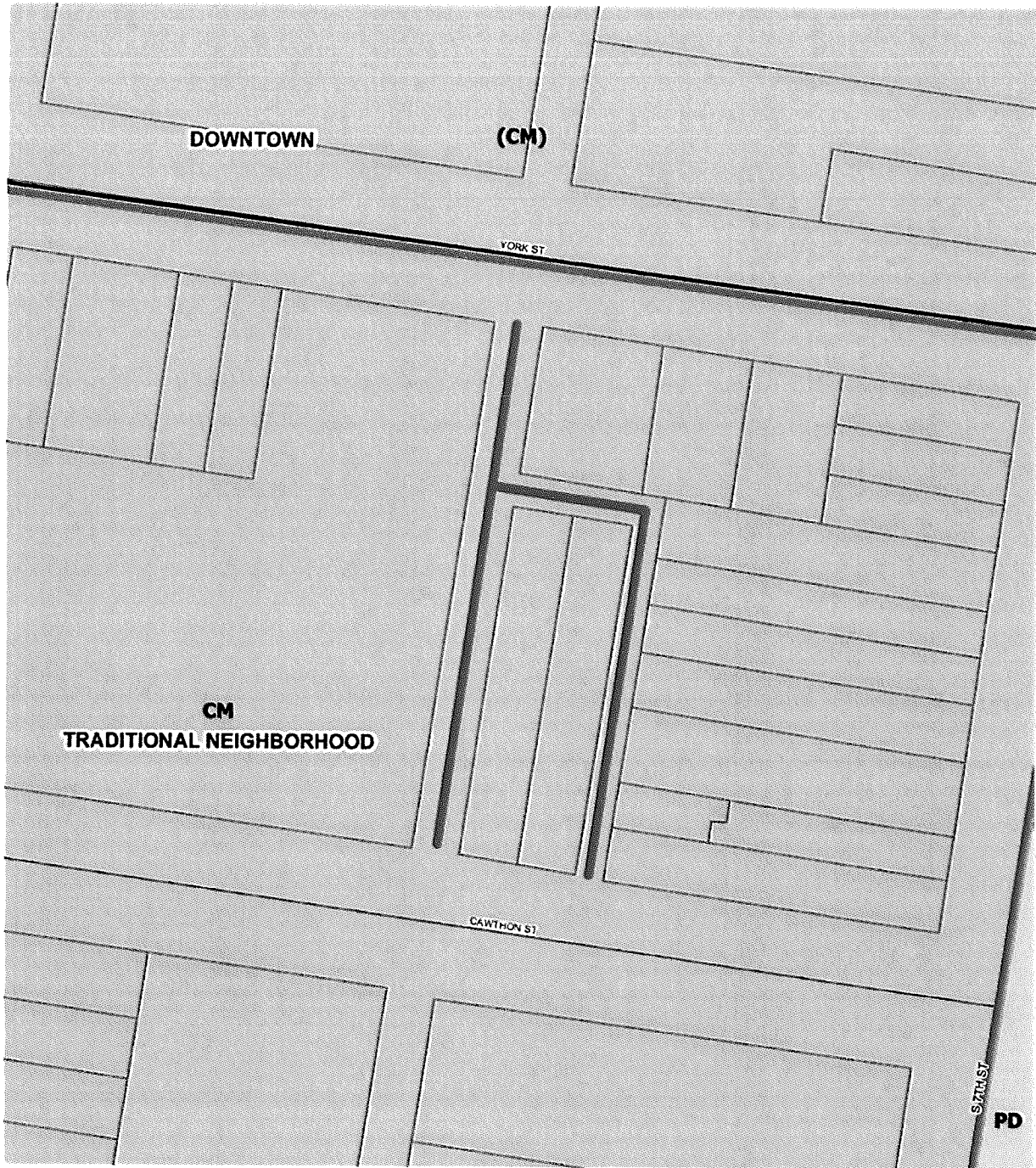
**NOTIFICATION**

| <b>Date</b>    | <b>Purpose of Notice</b> | <b>Recipients</b>  |
|----------------|--------------------------|--|
| <b>3-18-19</b> | Hearing before LD&T      | Registered Neighborhood Groups in Council District 6<br>Electronic Notice only – all adjacent owners consent |

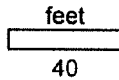
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Proposed Condition of Approval

1. Zoning Map



18STREETS1005

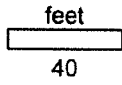


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JEFFERSON COUNTY PROPERTY VALUATION  
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2. Aerial Photograph



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3. **Proposed Condition of Approval**

1. All work required by AT&T associated with the relocation of their existing utility service equipment in the closure area shall be completed to their satisfaction prior to the recording of the final plat. Written confirmation from an authorized representative of AT&T of the completion of this work shall be submitted to Planning and Design Services Staff prior to recording of the final plat.

**Land Development and Transportation Committee**  
**Staff Report**  
April 11, 2019



|                          |  |
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**STAFF FINDING**

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**INTERESTED PARTY COMMENTS**

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**REQUIRED ACTIONS:**

- **SCHEDULE** the case for **PUBLIC HEARING, BUSINESS SESSION, or CONSENT AGENDA.**

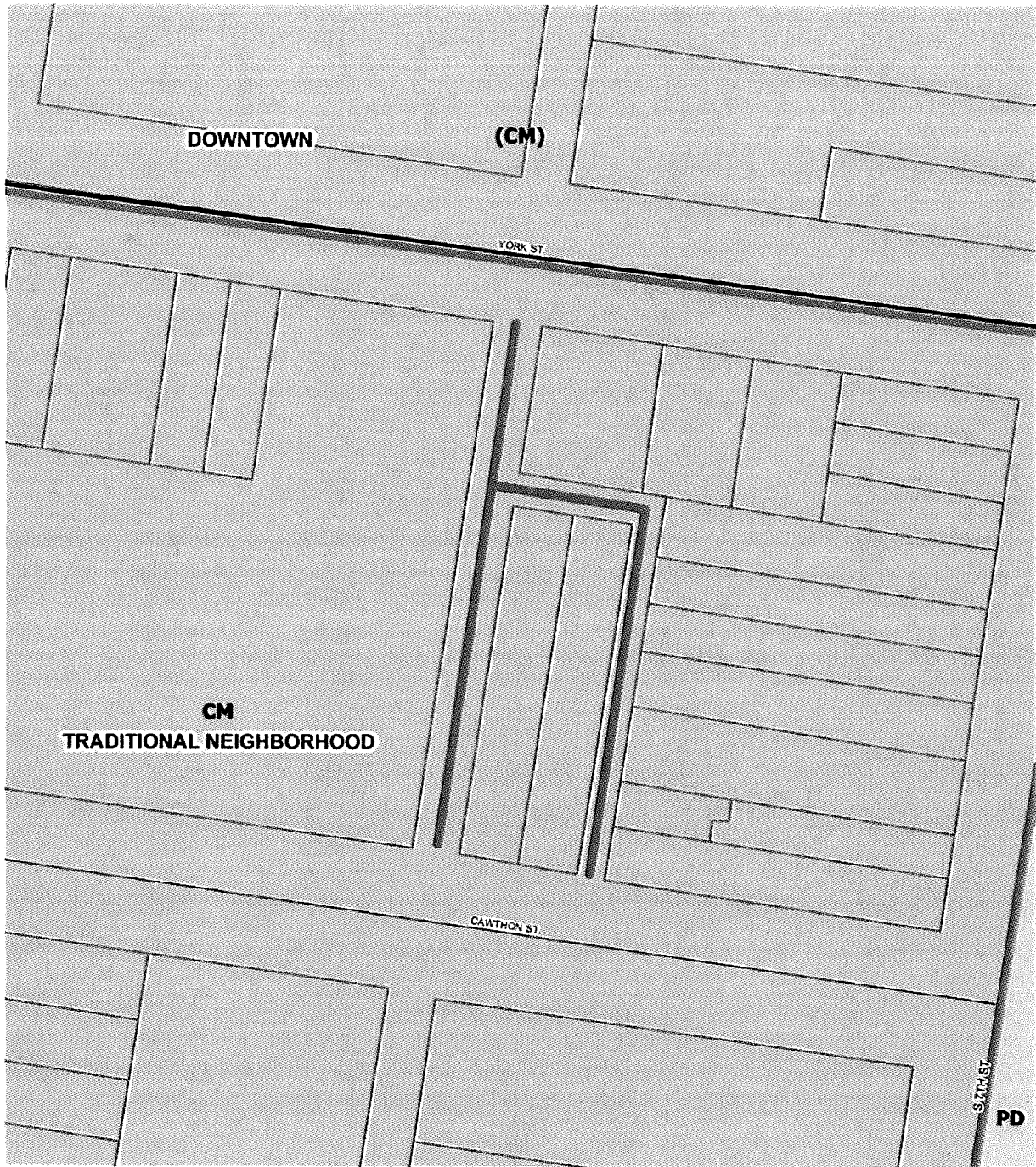
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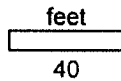
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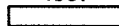


2. Aerial Photograph



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feet



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