

**Planning Commission**  
**Staff Report**  
June 6, 2019



<b>Case No:</b>	19STREETS1001
<b>Project Name:</b>	Springwood Ln Street Closure
<b>Location:</b>	417 Springwood Lane
<b>Owner(s):</b>	St. Matthews
<b>Applicant:</b>	Leslie R. Shell & David A. White
<b>Jurisdiction:</b>	St. Matthews
<b>Council District:</b>	7 – Paula McCraney
<b>Case Manager:</b>	Lacey Gabbard, AICP, Planner I

**REQUEST(S)**

- Closure of public right-of-way

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to close the end 115 foot portion of Springwood Lane, at its terminus at the rear of two residential lots. The portion the applicant is requesting to close is unimproved, and the applicants intend to keep the area natural to encourage wildlife.

**STAFF FINDING**

This alley closure request was heard at the Land Development and Transportation Committee Meeting on 4/25/19.

The request is in order. Per St. Matthews Land Development Code section 14.2, the Planning Commission may hold a public hearing on all proposed street and alley closings and shall make a recommendation to the legislative body (St. Matthews) for final action.

**TECHNICAL REVIEW**

St. Matthews Fire District – St. Matthews Fire has no objections to the proposed closure.

E-911/Metro Safe Addressing – E-911 has no objections to the proposed closure.

AT&T – PDS staff has not received any formal objections.

MSD – MSD has no objections to the proposed closure.

Louisville Metro Health Department – PDS staff has not received any formal objections.

Louisville Gas & Electric – LG&E has no objections to the proposed closure. Easements have been received.

Louisville Water Company – LWC has no objections to the proposed closure.

Louisville Metro Public Works – DPW has no objections to the proposed closure.

Historic Preservation – PDS has not received any formal objections.

TARC – PDS has not received any formal objections.

### **INTERESTED PARTY COMMENTS**

Staff has received no comments from interested parties concerning this request.

### **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; and

STAFF: Adequate public facilities are available to serve existing and future needs of the community. The proposed closures do not result in an increase in demand on public facilities or services. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services, or be dispossessed of public access to their property.

2. 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; and

STAFF: Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer.

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

STAFF: Plan 2040 calls for developments to be evaluated for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality. The closure does not result in an increased level of connectivity as the paved street currently dead ends at a cul-de-sac and the land included in the street closure will be divided between two property owners. No pedestrian facilities are provided in the area or are warranted.

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

STAFF: There are no other relevant matters to be considered by the Planning Commission.

**REQUIRED ACTIONS:**

- **RECOMMEND** the City of St. Matthews **APPROVE** or **DENY** the request.

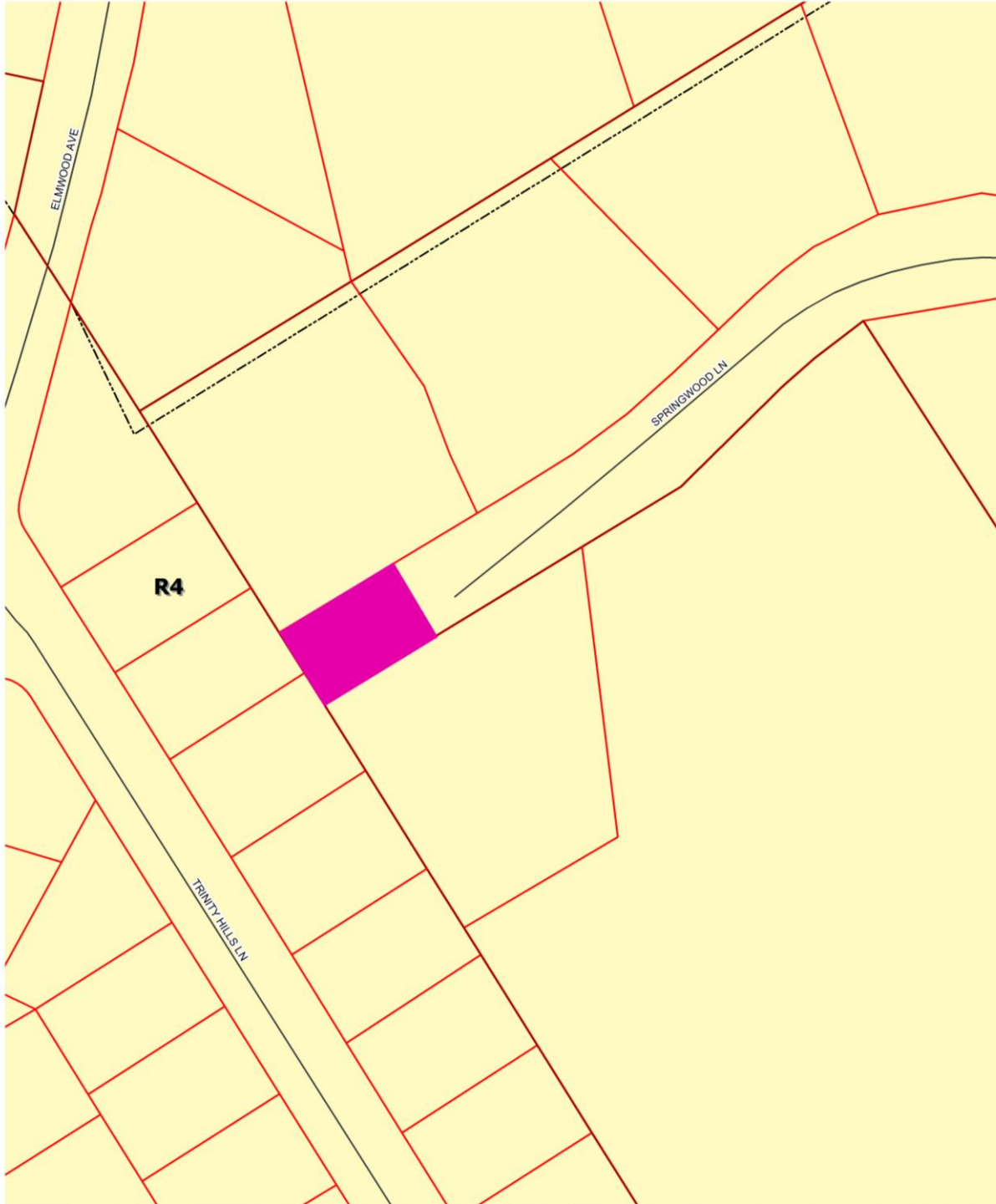
**NOTIFICATION**

Date	Purpose of Notice	Recipients
4-25-19	Hearing before LD&T	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 7
6-5-19	Hearing before Planning Commission	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 7

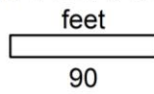
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



417 SPRINGWOOD LANE



Map Created: 4/17/2019



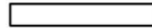
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2. Aerial Photograph



417 SPRINGWOOD LANE

feet



90

Map Created: 4/17/2019



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