

# Planning Commission

## Staff Report

October 19, 2017



<b>Case No:</b>	17STREETS1003
<b>Project Name:</b>	Grade Lane
<b>Location:</b>	1100 Grade Lane
<b>Owner(s):</b>	Louisville Metro
<b>Applicant:</b>	Department of Public Works – Jeff Brown
<b>Representative(s):</b>	Department of Public Works – Jeff Brown
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	21 – Dan Johnson
<b>Case Manager:</b>	Joel P. Dock, Planner II

### REQUEST(S)

- **Street Closure** of portion of Grade Lane

### CASE SUMMARY

Grade Lane has been relocated and reconstructed to the East of the portion of right-of-way requested to be closed. The relocated segment now abuts Interstate-65. The proposed road closure is being initiated by the Louisville Metro Department of Public Works as a condition of the relocation agreed upon in July of 2014. The Regional Airport Authority of Louisville owns all abutting property.

### STAFF FINDING

The proposed closure appears to be adequately justified and meets the standard of review based on the staff analysis in the staff report. Any cost associated with the closure of these rights-of-way will be the responsibility of the applicant or developer.

### TECHNICAL REVIEW

Louisville Fire District – The Louisville Fire Department 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 comments. Staff last contacted this agency on 10/5/17.

MSD – MSD has no objections to the proposed closure. Easements will be granted for continued access to facilities.

Louisville Metro Health Department – Health and Wellness has no objections to the proposed closure.

Louisville Gas & Electric – PDS staff has not received any formal comments. Staff last contacted this agency on 10/5/17.

Louisville Water Company – LWC has no objections to the proposed closure. Easements will be granted for continued access to facilities.

Louisville Metro Public Works – The proposed road closure is being initiated by the Louisville Metro Department of Public Works as a condition of the relocation of Grade Lane agreed upon in July of 2014.

Historic Preservation – PDS staff hasn't received any formal comments.

TARC – TARC no objections to the proposed closure.

### **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 roadway has previously been relocated.

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; and

STAFF: Utilities within or along the rights-of-way proposed for closure will be retained as an easement, relocated, or other arrangements made to ensure continued maintenance and provision of services to the community.

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; 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. The roadway has previously been relocated

4. 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: The request to close multiple rights-of-way is in compliance the Goals, Objectives and Plan Elements of the Comprehensive Plan as Guideline 7, Policy 1 provides that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development; Guideline 7, Policy 6 strives to ensure that transportation facilities of new developments are compatible with and support access to

surrounding land uses, and contribute to the appropriate development of adjacent lands; Guideline 7, Policy 9 provides that the Planning Commission or legislative body may require the developer to dedicate rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development as set forth in the Land Development Code and/or an adopted urban mobility plan; Guideline 8, Policy 8 states that Adequate street stubs for future roadway connections that support access and contribute to appropriate development of adjacent lands should be provided by new development and redevelopment; and Guideline 14, Policy 7 provides that the design and location of utility easements provide access for maintenance and repair and to minimize negative visual impacts. The roadway has previously been relocated and the existing roadway is no longer necessary for the public.

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

STAFF: There are no other relevant matters.

**REQUIRED ACTIONS**

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the street/alley closure as presented.

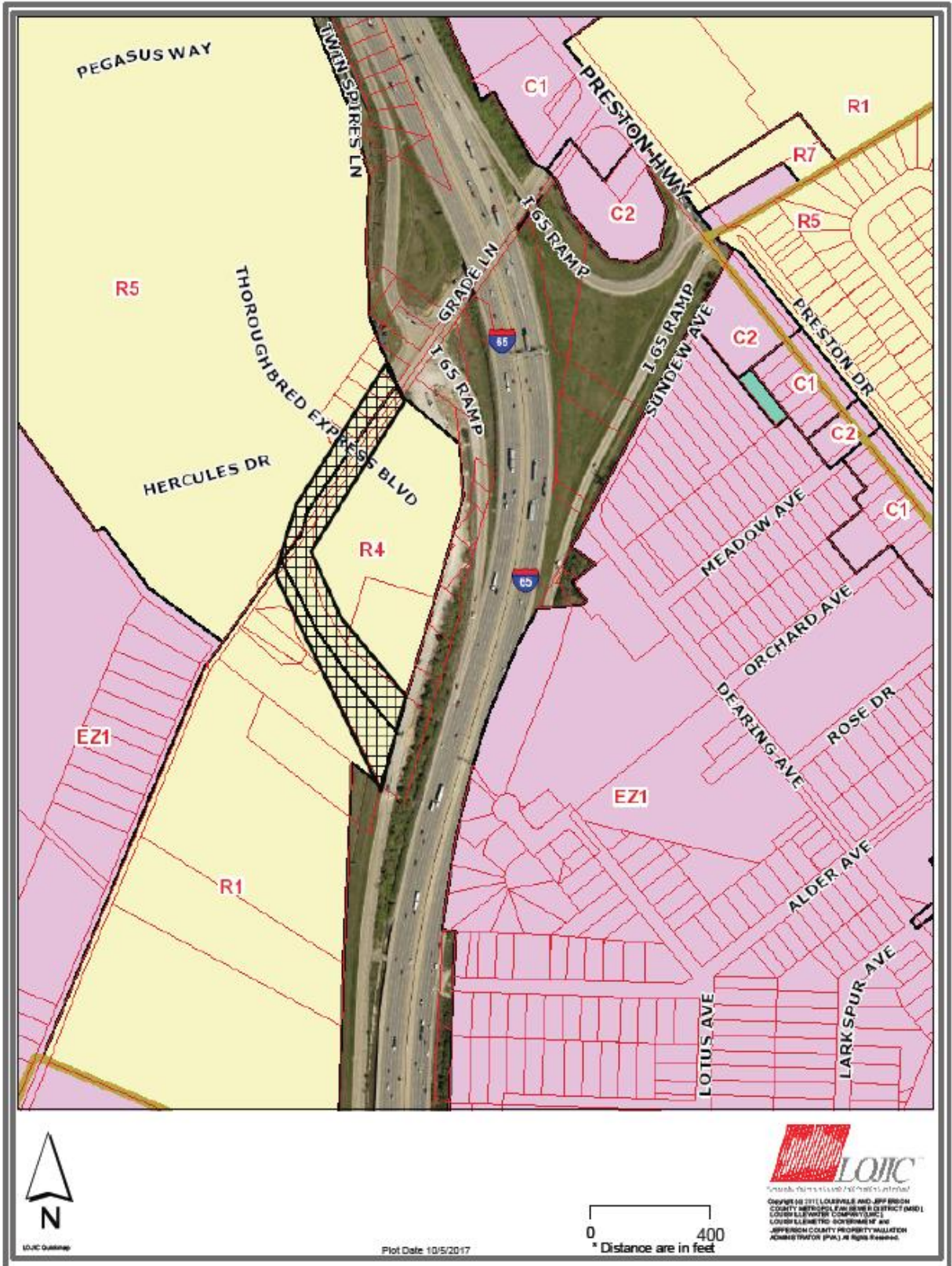
**NOTIFICATION**

Date	Purpose of Notice	Recipients
Not provided	Meeting before PC	Adjoining property owners, applicant, representative, case manager, and neighborhood groups

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

