

Land Development and Transportation Committee Staff Report

July 28, 2016



Case No:	15STREETS1017
Request:	Street Closure
Project Name:	African American Heritage Center
Location:	East/West alley between 17 th and 18 th Streets
Owner:	Louisville Metro
Applicant:	Louisville Metro Government
Representative:	Jefferson County Attorney's Office – Edward Carle
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Street Closure**

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to close two segments of an alley in a block bound by 17th and 18th Streets to the East and West, and Cedar Street and Muhammad Ali Boulevard to the North and South. The first segment is a 20' wide alley running from 17th to 18th Street. The second segment is a 10' wide alley beginning at the North line of the East/West alley and terminating at the South line of Cedar Street. The alley proposed for closure will be consolidated with the abutting property owned by Louisville metro Government/Urban Renewal and Community Development Agency. The alley proposed for closure is currently improved with parking facilities for the African American Heritage Foundation.

PREVIOUS CASES ON SITE

Staff found no previous cases on the subject site.

INTERESTED PARTY COMMENTS

Staff has not received comments or inquiries 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; and

STAFF: A 20' sanitary sewer and drainage easement is being granted as required by the Metropolitan Sewer District to maintain utilities within the East/West alley proposed for closure. The proposed closure does not interfere with the function of existing facilities or create a demand for future utilities.

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: Any utility access necessary within the right-of-way to be closed will be maintained by agreement with the utilities. A 20' sanitary sewer and drainage easement is being granted as required by the Metropolitan Sewer District to maintain utilities within the East/West alley proposed for closure..

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: The applicant will provide for the improvements. It does not appear any improvement will be needed as no infrastructure exists within these rights-of-way.

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 closure complies with the Goals, Objectives and Plan Elements of the Comprehensive Plan found in Guideline 7 (Circulation) and Guideline 8 (Transportation Facility Design). Any physical improvements necessary for the closure will be completed by the applicant. Right-of-way proposed for closure does not serve as public access to surrounding uses or obstruct circulation with adjacent uses. The improvements existing across the alley proposed for closure function as parking facilities for the African American heritage Foundation.

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

STAFF: There are no other relevant matters.

TECHNICAL REVIEW

Louisville Fire District – Approved

E-911/Metro Safe Addressing – Approved

AT&T – Approved

MSD – Approved (Easement to be granted)

Louisville Metro Health Department – Approved

Louisville Gas & Electric – Approved

Louisville Water Company – Approved

Louisville Metro Public Works – Approved

Historic Preservation – Approved

TARC – Approved

STAFF CONCLUSIONS

The proposal meets or exceeds all applicable items of the comprehensive plan with respect to the Downtown Form District wherein this site is located.

The proposal is in order to be placed on the Consent Agenda of the Planning Commission on August 18, 2016 as 100% of the adjoining property owners have given their consent to the closure.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must **SCHEDULE** this proposal for a Planning Commission **PUBLIC HEARING, BUSINESS SESSION, or CONSENT AGENDA.**

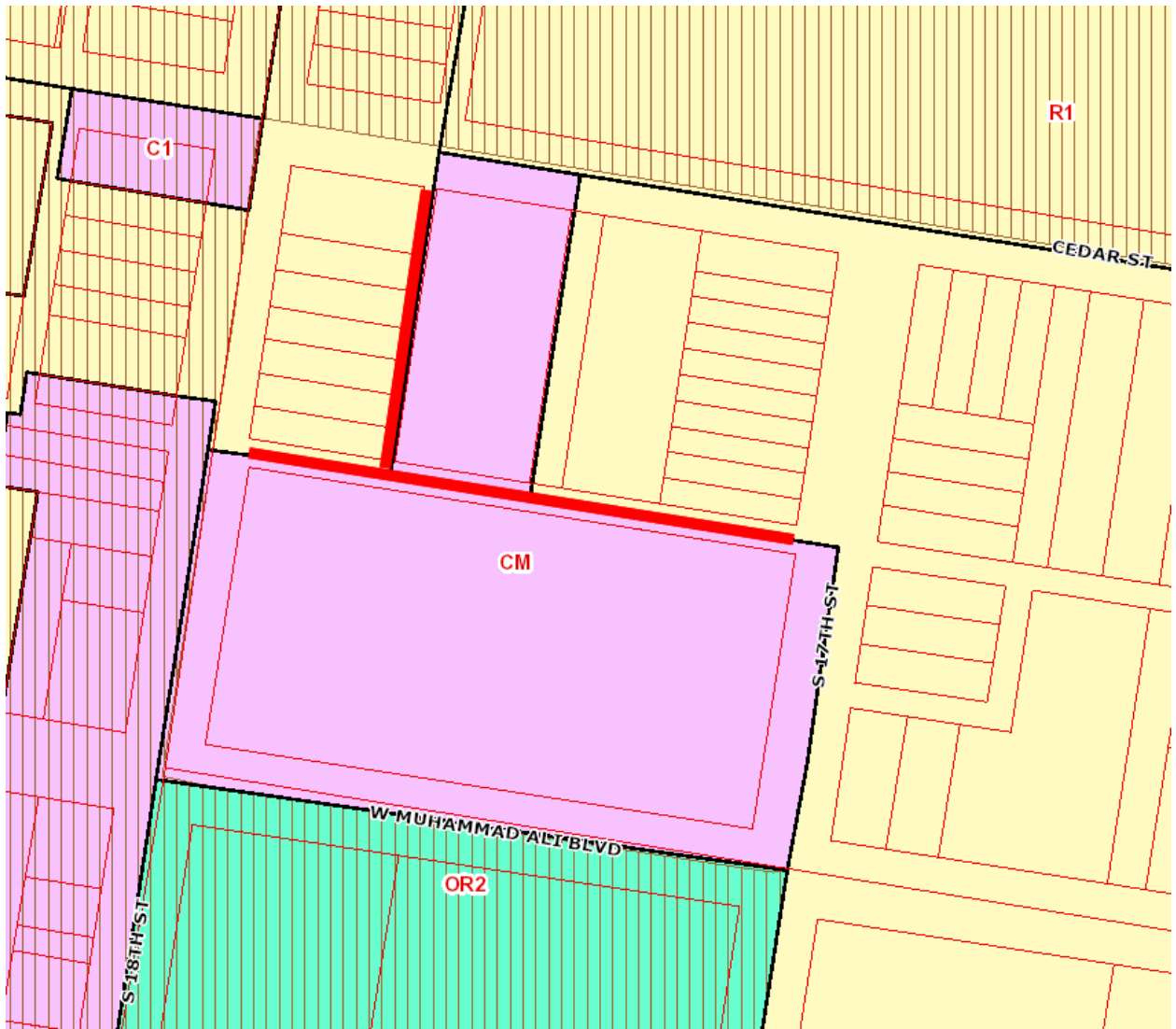
NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	Meeting before LD&T	All owners are Louisville Metro Government; no notice sent.

ATTACHMENTS

1. Zoning Map
2. Aerial Photo

1. Zoning Map



3. Aerial Photo

