

Planning Commission Staff Report

July 21, 2016



Case No:	16STREETS1006
Request:	Street Closure
Project Name:	Donna/Sunwood
Location:	Donna Blvd and Sunwood Circle West of Air Commerce Drive
Owner:	Louisville Metro
Applicant:	United Parcel Service, LLC.
Representative:	Sabak, Wilson, & Lingo, INC. – Steven Burch
Jurisdiction:	Louisville Metro
Council District:	13 – Vicki Welch
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Street Closure**

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to close three segments of right-of-way making up two named streets of record in Plat Book 22, Page 31 and Plat Book 19, page 80. These roads are Donna Boulevard and Sunwood Circle. Abutting segments of these roads were previously closed and these portions are the only remainders. Land within the right-of-way proposed for closure will be consolidated into the abutting parcel owned by UPS, Inc..

PREVIOUS CASES ON SITE

16DEVPLAN1103: Category 3 development plan approved by LD&T on 6/23/16.

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: The closure of these street segments results in no demand on public facilities and services currently or in the future as no objections to the closure have been received by utility agencies.

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. Utility agencies did not indicate the existence of utilities or the need for future utilities.

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.

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.

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

Louisville Metro Health Department – Approved (Mosquito Mitigation Plan submitted)

Louisville Gas & Electric – Approved

Louisville Water Company – Approved

Louisville Metro Public Works – Approved

Historic Preservation – Approved

TARC – Approved

All lots abutting the streets proposed for closure will be consolidated prior to the recording of the street closure plat. No lots will be landlocked.

STAFF CONCLUSIONS

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

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

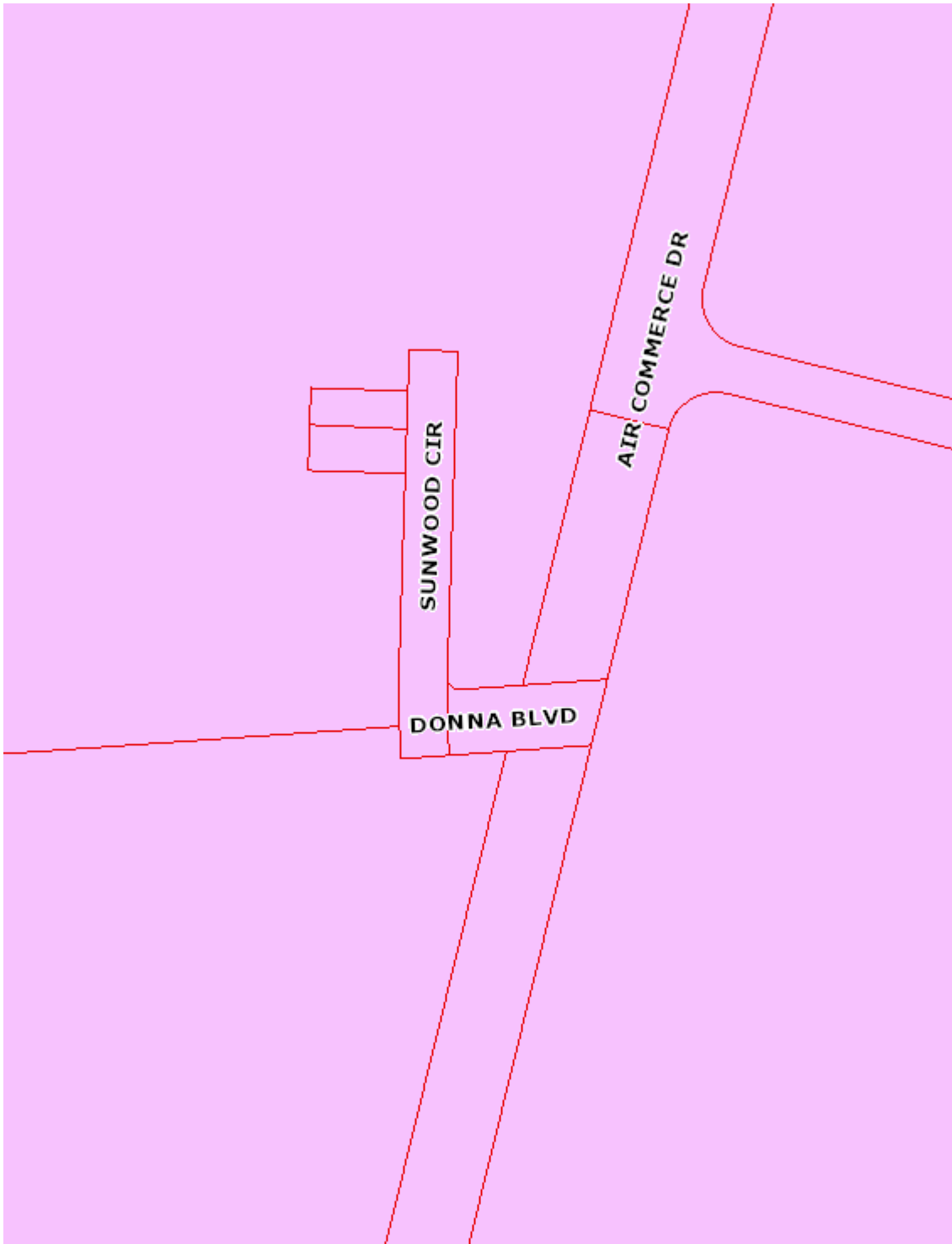
NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	N/A	All owners are United Parcel Service, Inc.; no notice sent.

ATTACHMENTS

1. Zoning Map
2. Aerial Photo

1. Zoning Map



3. Aerial Photo

