

# Planning Commission Staff Report

April 19, 2018



<b>Case No:</b>	17STREETS1027
<b>Project Name:</b>	River Point Apartments
<b>Location:</b>	12503 Dixie Hwy
<b>Owner(s):</b>	Louisville Metro
<b>Applicant:</b>	RWD Properties, LLC
<b>Representative(s):</b>	RWD Properties, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	14 – Cindi Fowler
<b>Case Manager:</b>	Laura Mattingly, AICP, Planner II

## REQUEST(S)

- **Street Closure** of portion of Old Dixie Hwy and Old 18<sup>th</sup> Street

## CASE SUMMARY

This proposal is for a closure of a portion of Old Dixie Hwy just northeast of its intersection with Dixie Hwy and traveling northeast approximately 600 feet. A closure of Old 18<sup>th</sup> Street from its intersection with Old Dixie Hwy to its intersection with E. Orell Road is also proposed. These closures are in conjunction with 17ZONE1079 and its associated development plan.

## STAFF FINDING

The closure has 100% consent from abutting property owners. A mosquito mitigation plan must be approved by the Health Department, MSD must review proposed easements prior to approval, and transportation staff must approve the proposal. 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 this right-of-way will be the responsibility of the applicant or developer. Adequate public facilities are available to serve existing and future needs of the community. While no utilities appear to be located in the area of closure, any facility or service required to be placed in an easement or relocated will be done so by the developer, unless other arrangements have been agreed upon for the continued maintenance of facilities. Transportation and utility infrastructure will be provided to accommodate continued public access and service to adjacent residential properties.

## TECHNICAL REVIEW

Louisville Fire District – Pleasure Ridge Park fire has no objections to this closure. (2/15/18)

E-911/Metro Safe Addressing – Concerns over Old Dixie Hwy closure creating a stub that could cause confusion and routing/response concerns for Louisville Metro Emergency Services. (2/27/18) *\*A revised plan was submitted on 4/12/18 that removes stub and staff is awaiting a response from Metro Safe.*

AT&T – Approved with the change to label: 15' LG&E, and AT&T Easement "to be granted" (2/26/18)

MSD – Will need to review proposed easements on street closings and review easement language prior to approval. (2/26/18)

Louisville Metro Health Department – A mosquito mitigation plan is required prior to approval. (2/27/18)  
*\*Mosquito abatement letter was submitted on 4/12/18 and staff is awaiting a response from Health.*

Louisville Gas & Electric – No formal comments have been received.

Louisville Water Company – LWC has no objections to the documents as presented. Exclusive LWC easements will be necessary for the access to the 4” main in the section of Old Dixie Hwy to be closed. (3/8/18)

Louisville Metro Public Works – Transportation staff has not yet approved the proposal.

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 proposed closure does 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. 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: If any existing utilities within the right-of-way proposed for closure exist, they will be retained as an easement, relocated, or other arrangements made to ensure continued maintenance and provision of services to the property and 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, 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.

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 the right-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. Any cost associated with the right-of-way to be closed will be the responsibility of the applicant or developer. Adequate public facilities are available to serve existing and future needs of the community. Any facility required to be placed in an easement or relocated will be done so by the developer. Transportation facilities are existing and will not dispossess property owners of public access. All adjacent residential lands maintain access to public infrastructure and utility services will continue to be provided to these lands.

5. 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**

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

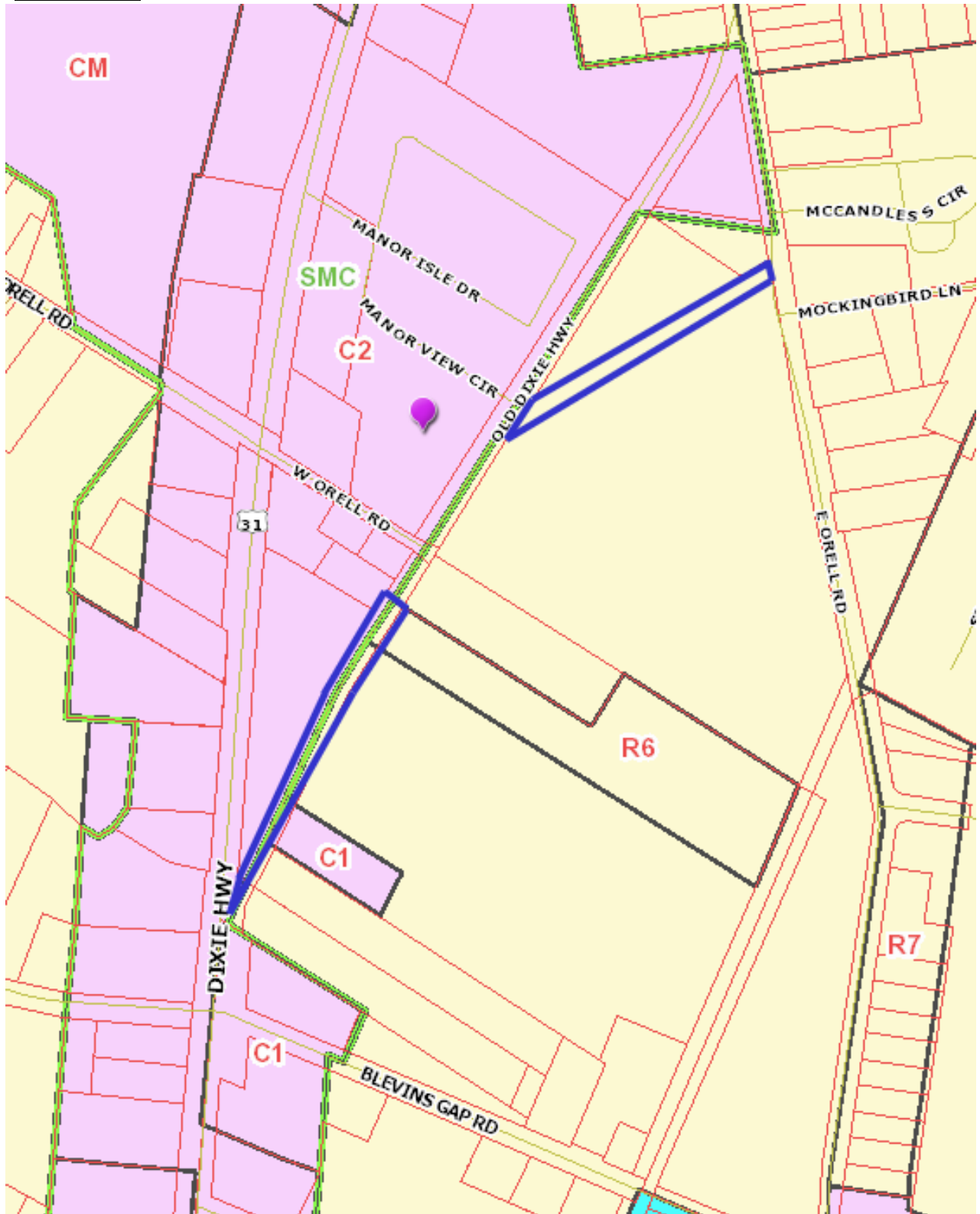
**NOTIFICATION**

Date	Purpose of Notice	Recipients
3/9/18	Meeting before LD&T	Adjoining property owners, applicant, representative, case manager, and neighborhood groups

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



1. Aerial Photograph

