

16STREETS1010



Louisville Metro Planning Commission Public Hearing

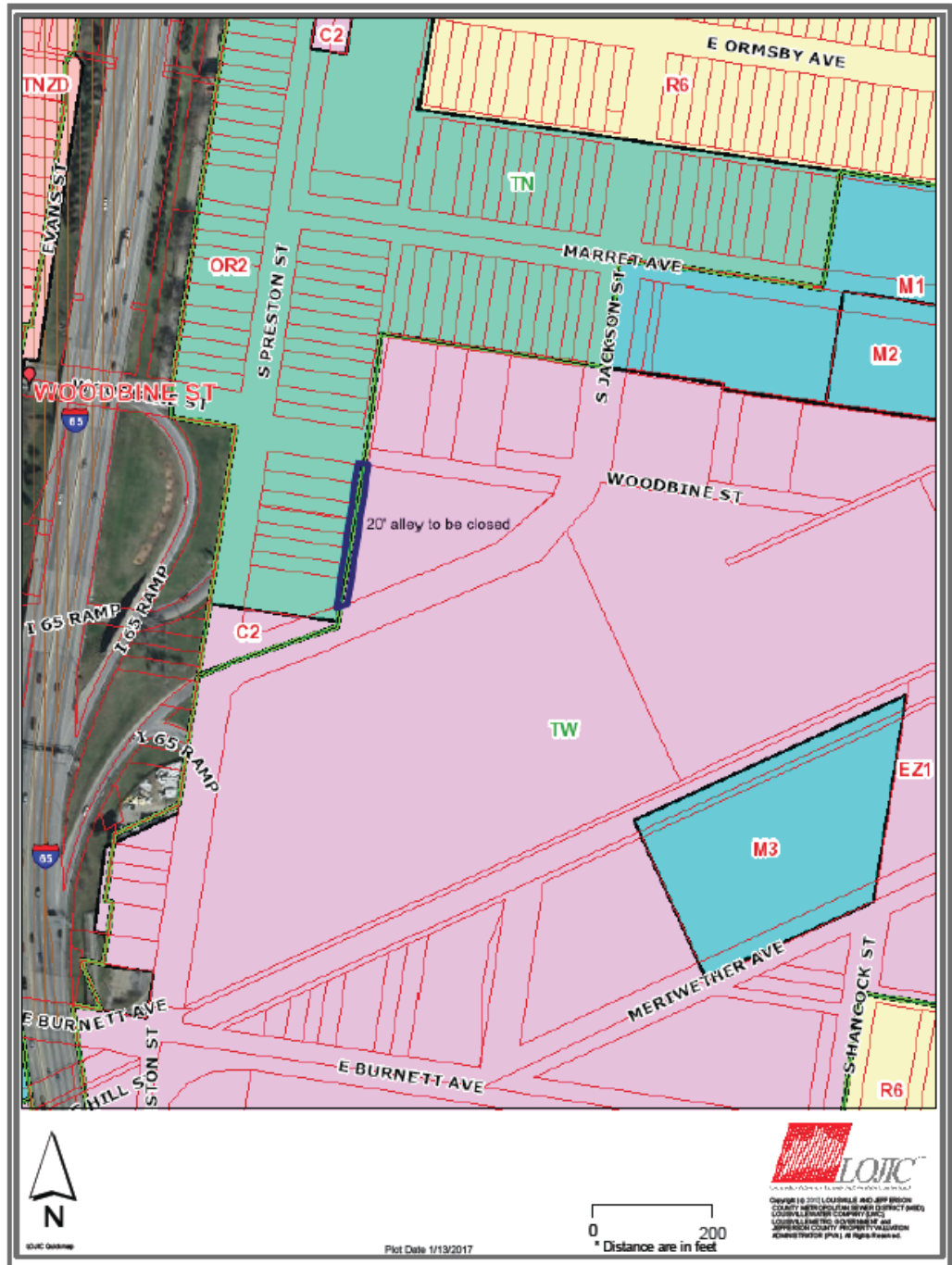
Joel Dock, Planner I

March 2, 2017

Request(s)

- Closure of a 20' North/South alley between Woodbine and Jackson Streets, 150' feet East of S. Preston Street.

Zoning/ Form Districts



Site Photos-Subject Property



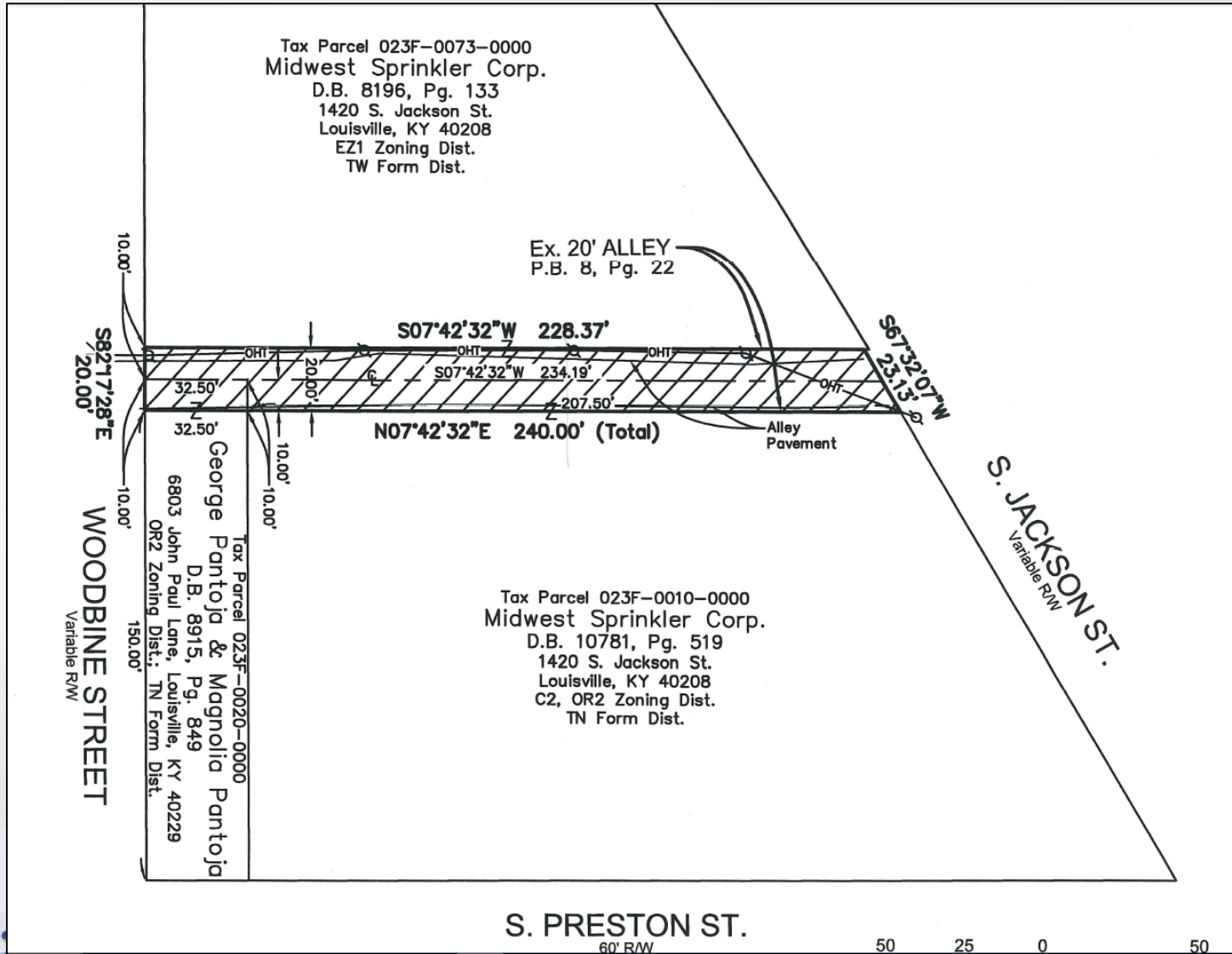
Southside of alley, looking North

Site Photos-Surrounding Areas



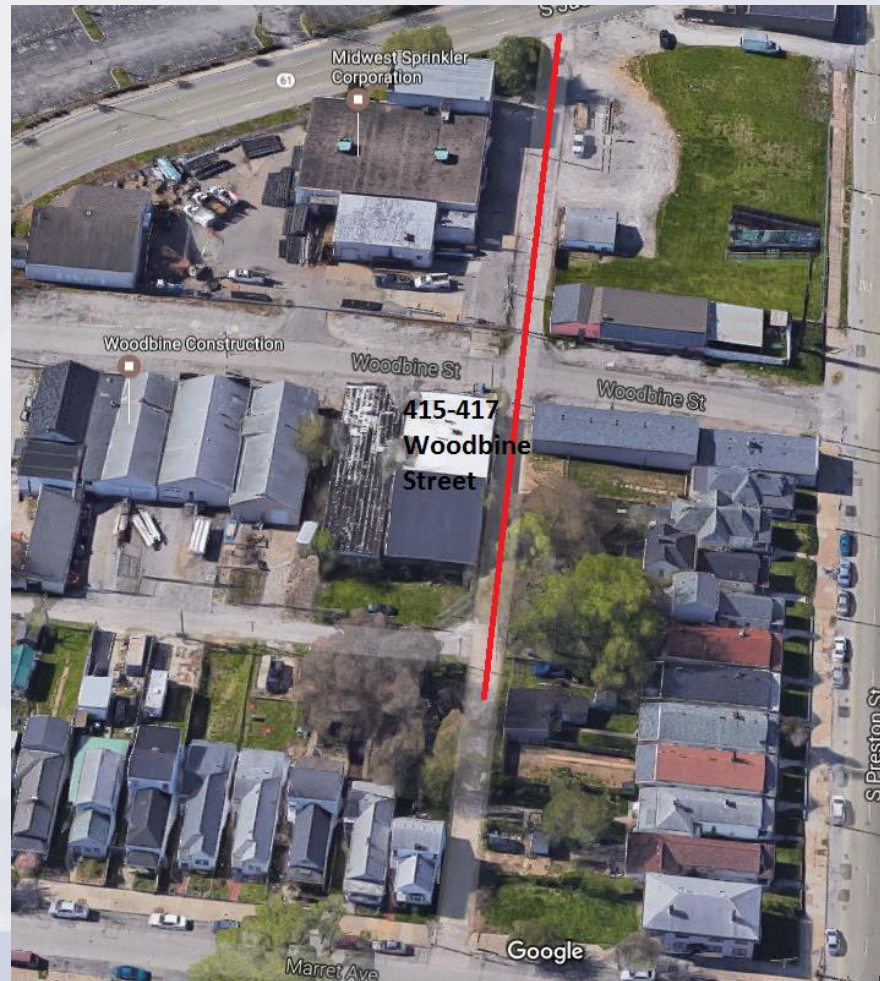
Northside of alley, Looking South

Applicant's Development Plan



Interested Party Comments

- Opposition was expressed by individuals representing the property at 415-417 Woodbine Street, citing that the alley was necessary for ease of heavy-truck access to their businesses for loading and unloading.



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Prior to the LD&T Committee meeting on February 6th an easement document had been recorded in error. The applicant has continued to work with LG&E and AT&T to secure a draft of the easement to supply sufficient rights of access to service utilities in the alley. The easement agreement will be recorded simultaneously with the closure.

Staff Analysis and Conclusions

- The Planning Commission should weigh the matter of heavy-truck access to surrounding businesses as stated in the Interested Party Comments, those comments provided to the Commissioners, and any additional comments provided at the hearing; either in favor, neutral, or opposition.
- The proposal is in order and meets or exceeds all applicable items of the comprehensive plan with respect to the Traditional Neighborhood Form District wherein this site is located.

Required Actions

- The Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.