

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**August 24, 2017**

**NEW BUSINESS**

**CASE NO. 17STREETS1012**

Request: Street/alley closure  
Project Name: Churchill Downs  
Location: South of Central Avenue, east of Taylor Boulevard and north of Longfield Avenue  
Owner: City of Louisville; Churchill Downs, Inc.; and AQ properties  
LLC Applicant: Churchill Downs, Inc.  
Representative: Wyatt, Tarrant, & Combs, LLP – Jon Baker; QK4 – Ashley Bartley  
Jurisdiction: Louisville Metro  
Council District: 15 – Marianne Butler  
**Case Manager: Joel Dock, Planner II**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:41:37 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

**The following spoke in favor of this request:**

Jon Baker, Wyatt, Tarrant and Combs, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202  
Ashley Bartley, Qk4, 1046 East Chestnut, Louisville, Ky.  
John Gardner, 3143 and 3133 Taylor Boulevard, Louisville, Ky. 40215

**Summary of testimony of those in favor:**

00:47:27 Mr. Baker gave a power point presentation. The application is to close several public right-of-ways that are internal to the racetrack. The right-of-ways are owned by Churchill Downs. The applicant will provide some new connections as some streets/alleys are closed. The police establish the routes during derby. Landscaping will be installed.

00:50:31 Ms. Bartley gave a power point presentation. The intent is to combine all the parking lots and make it safer for circulation. There will be an additional 900 trees added to the extra landscaping. Bio-swales and rain gardens will be added as well.

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01:00:21 Mr. Gardner stated the applicant is closing Racine and putting in an alley, but he doesn't see it on the plan. Mr. Baker explained the closures and creations of new alleys/streets.

**The following spoke in opposition to this request:**

Joseph Lanham, 3135 Taylor Boulevard, Louisville, Ky. 40215  
Lorita Lanham, 3135 Taylor Boulevard, Louisville, Ky. 40215  
Kevin D. Newton, 1008 Thornberry Avenue, Louisville, Ky. 40215

**Summary of testimony of those in opposition:**

01:03:00 Mr. Lanham said the proposal is bringing down the value of his home. The applicant just wants to control the traffic but there is no need because it's safe as it is. "The greed, power and control need to stop."

01:08:47 Mrs. Lanham wants assurance that there will be a street near her alley, and not another alley. Also, the proposal includes closing an alley on the other end. Mrs. Lanham doesn't want her access impeded in any way. Also, the area is not devoid of trees. Every time the applicant bought a piece of property, they cut all the mature trees down.

01:13:19 Mr. Newton stated Churchill Downs is owned by the Louisville Metro government. In the last 24 months there's been an increase of them buying up properties.

Mr. Newton wants to know if his street (Thornberry Ave.) will be closed. Mr. Dock answered, "Thornberry will remain open from the west right-of-way line of Warren Ave. across Bohannon to Taylor Blvd."

**The following spoke neither for nor against the request:**

Douglas Taylor, 9100 Denington Drive, Louisville, Ky. 40222

**Summary of testimony of those neither for nor against:**

01:20:23 Mr. Taylor wants multiple pedestrian accesses. The bus drivers run the engines all day and that puts too much carbon dioxide in the air.

**Rebuttal:**

01:24:25 Ms. Bartley answered the questions asked by the opposition and 'others'.

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Mr. Baker said the applicant/representatives will continue to work with the neighbors and address their concerns.

01:30:27 Mr. Baker remarked, "It's public record that Louisville Metro owns the land underneath Churchill Downs, but they certainly do not own the business of Churchill Downs or any of its affiliates."

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee, by general consensus, CONTINUED this case to the October 5, 2017 public hearing at the Old Jail Building.**