

# 17STREETS1012 CHURCHILL DOWNS



**Louisville Metro Planning Commission Public Hearing**

**Joel Dock, Planner II**

**October 5, 2017**

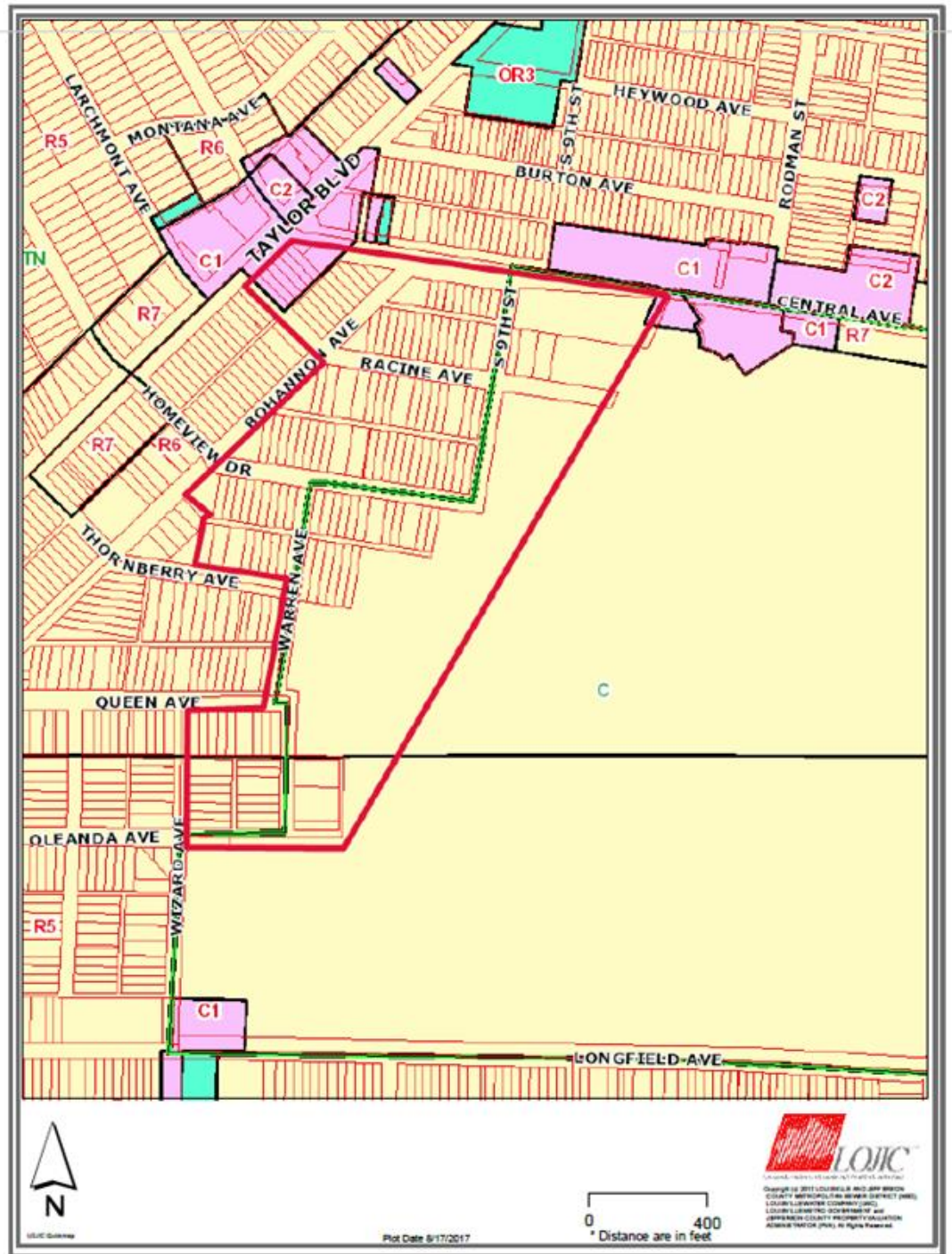
# Request(s)

- Street/Alley Closure of Racine, Bohannon, Warren & Oleanda Avenue; S. 9th Street; Homeview Drive; and seven unnamed alleys.

# Case Summary

- Multiple streets and alleys South of Central Avenue are requested to be closed to allow for the expansion and improvement of parking facilities for Churchill Downs.
- The Board of Zoning Adjustment approved a variance, waiver, and expansion to nonconforming rights on July 17, 2017 on condition that the street/alley closures were approved

# Zoning Map

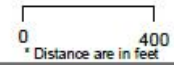


# Aerial Image



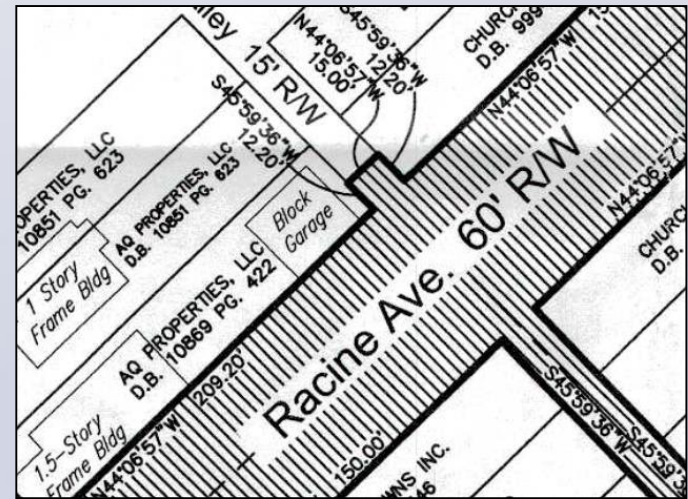
LOJIC Guidelines

Plot Date 8/17/2017



# Technical Review

- The following agencies have commented and do not object to the proposed street/alley closure request:
  - Louisville Fire District, E-911, AT&T, MSD, Historic Preservation, Public Works/Transportation, TARC, LG&E (comments resolved since the writing the staff report), & Public Health and Wellness.
- Planning and Design Services staff last received comment from LWC on September 5, 2017. The applicant will do what is necessary to satisfy LWC, whether that is providing easements or private maintenance as previously discussed in the LD&T staff report
- A portion of an alley South of Racine Avenue has been added to the closure requests to facilitate the proposed rights-of-way and private access easement connection from Taylor Blvd to Bohannon Ave as proposed at LD&T



# Street/Alley Closure Plat



1046 E CHESTNUT ST.  
LOUISVILLE, KY 40204  
PH. 502-585-2222  
www.q4.com



NOTES:  
SOURCE OF TITLE FOR ROADS AND ALLEYS IS PLAT BOOK 1 PAGE 137 & PLAT BOOK 1 PAGE 181.  
BEARING DATA IS KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83(2011).  
ALL TURN AROUND, CO-DE-BAIRS AND OUTLETS SHALL BE CONSTRUCTED AS TO NOT BLOCK REGULAR MOVEMENT OF TRAFFIC & MOTORIST TURN AROUND IN A RESIDENTIAL DRIVEWAY.  
ANY GATE PLACEMENT SHALL NOT BE WITHIN PUBLIC RIGHT-OF-WAY.  
ALL BUILDINGS SHOWN ARE TO BE REMOVED.



VICINITY MAP  
NO SCALE



GRAPHIC SCALE  
1"=80'

RECEIVED  
SEP 25 2017  
PLANNING &  
DESIGN SERVICES

STATE OF KENTUCKY  
PLANNING & DESIGN SERVICES  
15 SEP 27 2017  
*Janet L. Johnson*

STREET CLOSURE  
CHURCHILL DOWNS  
RACINE AVE, HOMEVIEW AVE, BOHANNON AVE,  
WARREN AVE, S 9th ST, CLEANDA AVE

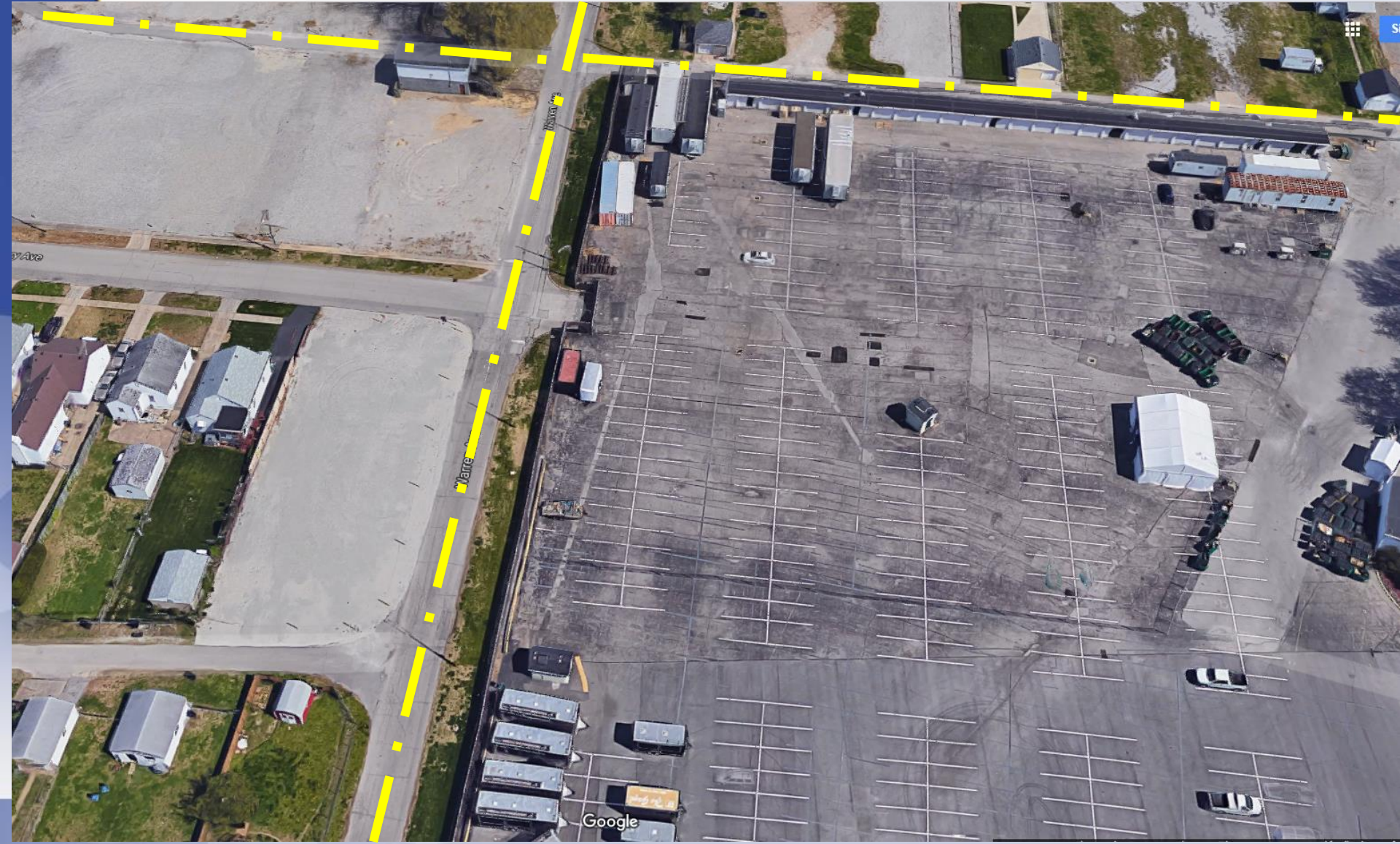
DATE	11-12-2017	11-12-2017
NO. REVISION DESCRIPTION	1	ADD MISSING
PROJECT NUMBER	17305 000	
DRAWN BY	TLG	CHECKED BY:
SCALE	1"=80'	
DATE	6/22/2017	
SHEET NUMBER	1	

# Google Imagery (South)





# Google Imagery (Central)



# Google Imagery (North)



# Interested Party Comments

- Following the LD&T meeting, staff received comments that roads had been blocked by fencing.
- During the sign posting/site visit on September 20, 2017 staff also observed possible blockings.
- After each occurrence, staff immediately notified the applicant's representative; and as indicated in the record of the case file, the representative advised the applicant to double-check and correct the work.
- Images provided by interested parties:



# Staff Analysis and Conclusions

- The proposed closure appears to be adequately justified and meets the standard of review
- Any cost associated with the closure of these rights-of-way will be the responsibility of the applicant and/or developer
- Adequate public facilities are available to serve existing and future needs of the community
- 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

# 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 Louisville Metro Council **APPROVE** or **DENY** the street/alley closure as presented.