

DRC MINUTES
March 5, 2014

NEW BUSINESS:
CASE NO. 13STREETS1003

Request: Street Closure of portions of Donna Blvd., Claire Dee Dr., Canto Ln., Vondine Dr., Aria Dr., Glenwood Cir., and Unnamed Rights-of-Way within the Renaissance South Business Park for the Louisville Renaissance Zone Corporation, Louisville Regional Airport Authority, and UPS

Project Name: Minors Lane Area Street Closures

Location: 2607 Donna Blvd. and Others

Owner: Louisville Metro

Applicant: Louisville Renaissance Zone Corporation

Representative: Greg Ehrhard – Stites and Harbison

Jurisdiction: Louisville Metro

Council District: 13 – Vicki Aubrey Welch

Case Manager: David B. Wagner – Planner II

An audio/visual recording of the Development Review Committee related to this case is available in the Planning and Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this meeting will be found on the cd of the March 5, 2014 proceedings.

SUMMARY OF STAFF PRESENTATION:

(Audio Recording) 03:52 The applicant requests Closure of portions of Donna Blvd., Claire Dee Dr., Canto Ln., Vondine Dr., Aria Dr., Glenwood Cir., and Unnamed Rights-of-Way within the Renaissance South Business Park for the Louisville Renaissance Zone Corporation, Louisville Regional Airport Authority, and UPS

There recently was a subdivision plan approved by LD&T for the Louisville Regional Airport Authority (LRAA) and the Louisville Renaissance Zone Corporation (LRZC) to create three tracts for future development. Several streets and public rights-of-way will be closed as part of the subdivision case, including the streets in this request. The subdivision and street closures will allow for the proposed Air Commerce Drive Extension and Street 'E' to be constructed as shown on the subdivision plan. Until alternate public access has been provided, temporary public access and public utility easements will be granted over the public rights-of-way being closed to provide continued access to properties that are not owned by the LRAA or LRZC per the note on the Temporary Resident Access Exhibit map. The three lots labeled as "benefitted properties" are the residences that will utilize the temporary public access and utility easements.

The Louisville Water Company (LWC) has requested easements to be secured before final Louisville Metro Council action.

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The Multi-State Environmental Response Trust is an adjoining property owner (APO) that has not submitted consent for the closure and certification statement. A Public hearing will be required if 100% APO consent has not been obtained.

09:28 Commissioner Brown remarked, "The fire department signed off on the closure. Are they o.k. with the private access easement serving these lots and will there be a maintenance agreement when the easement gets recorded with the street closure plat?" Mr. Ehrhard said they have a document for the access easement.

The following spoke in favor of this request:

Greg Ehrhard, Stites and Harbison, 400 West Market Street, Suite 1800, Louisville, Ky. 40202
Pat Dominik, Sabak, Wilson and Lingo, 608 South Third Street, Louisville, Ky. 40202

The following spoke in opposition:

No one

SUMMARY OF TESTIMONY OF PROPONENTS:

11:00 Mr. Dominik brought an exhibit that shows everything in one drawing. It's a part of the Airport Relocation Program that's been going on for approximately 20 years. Everyone except 3 households has moved (a voluntary program). "We intend to start construction the first week in April. The closures are an integral part of this construction project and we recognize these 3 folks remain and it was a real challenge to figure out how to install these improvements without impacting them. Part of the reason why we're opening up this temporary access (streets already closed), is to provide them with access, during construction, to Aria Dr. and onto Southpark Rd. That basically separates them from the construction. We're been in contact with everyone. We started in August so the neighbors have known what we're doing. We have been in contact with the Multi-State Environmental folks that own the corner lot. It's a large organization that owns distressed properties all over the country. It can be a bit challenging to get them to focus on one site. We've given them everything they want – they've asked for a little more time and I think if we can keep this on the April 17th meeting, we will have given them the opportunity to get that consent or we end up being prepared to go with the full public hearing that day."

SUMMARY OF TESTIMONY OF OPPONENTS:

None

REBUTTAL:

None

Consensus to place this case on the April 17, 2014 Public Hearing.