

**Planning Commission
Staff Report**
May 19, 2016



Case No:	16STREETS1001
Request:	Street Closure
Project Name:	WDC Street Closures
Location:	Segments of Buchanan, Powatan, and Cabel Streets abutting North R/W of I-64
Owner:	Louisville Metro
Applicant:	Waterfront Development Corporation
Representative:	Waterfront Development Corporation
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Street Closure** of three street segments.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to close three rights-of-way abutting the Northern boundary of Interstate-64, terminating at the Southern boundary of River Road. The segments to be closed are Powatan, Buchanan, and Cable Streets. All property abutting these roadways proposed for closure is owned by the Louisville Waterfront Development Corporation. Portion of Buchanan to be closed contains no structures or building development. Both the Cabel and Powatan Street segments proposed for closure contain structures or impervious surface for abutting developments. These segments do not appear to contain any roadway infrastructure connecting to River Road; however, a 50' CSX railroad easement crosses the Buchanan and Powatan Street segments, as shown on the closure plats.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial	(W-2)	DT
Proposed	Commercial	(W-2)	DT
Surrounding Properties			
North	Commercial/Park	(W-2)	DT
South	Right-of-way	ROW	ROW
East	Commercial	(W-2)	DT
West	Commercial	(W-2)	DT

PREVIOUS CASES ON SITE

Staff found no associated cases on site.

INTERESTED PARTY COMMENTS

Staff has not received comments or inquiries from any interested parties.

APPLICABLE PLANS AND POLICIES

- Cornerstone 2020
- Land Development Code

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: The closure of these street segments results in no demand on public facilities and services currently or in the future as no objections to the closure have been received by utility agencies. The 50' CSX railroad easement will continue to operate and is not impacted by these closures.

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: Any utility access necessary within the right-of-way to be closed will be maintained by agreement with the utilities. Utility agencies did not indicate the existence of utilities or the need for future utilities.

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: The applicant will provide for the improvements. It does not appear any improvement will be needed as no infrastructure exists within these rights-of-way.

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 closure complies with the Goals, Objectives and Plan Elements of the Comprehensive Plan found in Guideline 7 (Circulation) and Guideline 8 (Transportation Facility Design). Any physical improvements necessary for the closure will be completed by the applicant. Right-of-way proposed for closure does not serve as public access to surrounding uses or obstruct circulation with adjacent uses.

5. Other Matters – Any other matters which the Planning Commission may deem relevant and appropriate; and

STAFF: There are no other relevant matters.

TECHNICAL REVIEW

Louisville Fire District – Approved

E-911/Metro Safe Addressing – Approved

AT&T – Approved

MSD – Approved

Louisville Metro Health Department – Approved

Louisville Gas & Electric – Approved

Louisville Water Company – Approved

Louisville Metro Public Works – Approved

Historic Preservation – No Comments

TARC – Approved

STAFF CONCLUSIONS

The proposal meets or exceeds all applicable items of the comprehensive plan with respect to the Downtown Form District wherein this site is located.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must **RECOMMEND** Louisville Metro Council **APPROVE** or **DENY** this proposal.

NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	Meeting before LD&T	All owners are Louisville Waterfront Development Corporation; no notice sent.

ATTACHMENTS

1. Zoning Map
2. Aerial Photo

3. Aerial Photo

