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Street and Alley Closure Justification
For
A portion of Lyman Avenue, Northern Avenue and an unnamed Alley
Requested by
Roman Catholic Bishop of Louisville
14streets1021

Over the last two years, the Archdiocese of Louisville has had the opportunity to acquire five properties which lie just north of the St Francis DeSales High School property. These properties were acquired in conjunction with an improvement project to enhance DeSales' onsite parking and athletic fields. These improvements are currently being reviewed under case number 14DEVPLAN1154. With the purchase of these properties, the Archdiocese of Louisville became the sole owner of properties served by Northern Avenue, the portion of Lyman Avenue which lies east of Laughlin Ave and an unnamed alley which are the subject of this request.

Relative to the properties acquired, two of the properties are the only developed tracts on the portion of Lyman Avenue which lies east of Laughlin Ave. The Lyman Avenue stub street which extends approximately 200 feet east of Laughlin Ave abuts the DeSales on the south and the east.

The three other properties acquired, are the only developed tracts on Northern Avenue which extends approximately 250 feet east from Laughlin Avenue. The DeSales property abuts Northern Avenue on the south and east.

With the construction of the proposed improvement project residential structures on the tracts will be demolished and roadway surfaces and utilities in the abandoned right of ways will be removed. With the closure of the affected right of ways the properties will be consolidated with the DeSales property into a single tract.

Although the details of the proposed DeSales improvement plan are under review by the Metro Department of Planning and Design, we believe that the closing of these right of ways is in compliance with provisions of the Comprehensive Plan. The right of ways in question fall within the Traditional Neighborhood Form District which promotes the integration of uses within the residential setting. Granting this request for the closure of these right-of-ways conforms with Guideline 1. Community Form by permitting improvements to the DeSales campus enhancing the student experience and strengthening the schools position in the community.

The closure of the right of ways and removal of the existing structures conforms to Guideline 4. Open Space by creating open space which will enhance the schools outdoor recreation opportunities and the adjacent neighborhoods aesthetic setting.

The closure of the right of ways is compatible with Guideline 7. Circulation in that the affected roadways, which are short dead ends, do not contribute to the neighborhood circulation pattern.

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The closure of the right of ways is compatible with Guideline 8 Transportation Facility Design - Policy A.8 in that there is no adjacent land subject to development which could be served by the existing right of ways.

The closure of the right of way is compatible with Guideline 10. Flooding and Stormwater - Policy 3. Impervious Surface by permitting the removal of unneeded impervious roadway and roof surface.

The closure of the right of way is compatible with Guideline 14. Infrastructure in that the existing utilities were installed to serve only the residences to be removed and do not provide redundancy to the utility system. Removal of sections of the combined sanitary and storm sewer will limit the infiltration and inflow into the MSD system and eliminate a reported mosquito problem.

Since both Lyman and Northern Avenue served residential properties a number of utilities have existing facilities in the right-of-ways. Louisville Metropolitan Sewer District has approximately 300 feet of combined sanitary and storm sewer in the right of ways. The Louisville Water Company has approximately 300 feet of 2" water main in the right of ways. Louisville Gas and Electric has approximately 300 feet of gas main and a number of power poles and above ground wires in the right of ways. Based on review of utility records all of the installed facilities do not serve other properties and thus can be abandoned with the removal of the residences. The Archdiocese will work with the affected utilities to facilitate termination and removal of abandoned facilities.

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