

**Planning Commission
Staff Report**

December 15, 2016



Case No:	16STREETS1019
Project Name:	E. Washington Street Alley
Location:	Northeast from E. Washington Street; Southwest from Buchanan Street
Owner:	Louisville Metro
Applicant:	Jabb LLC
Representative:	Schroll Land Surveying, LLC – Bill Scroll
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Street/Alley Closure**

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes a closure of a portion of a 10' alley Northeast from E. Washington Street and Southwest from Buchanan Street. The alley beginning from E. Washington Street terminates roughly 160 feet prior to reaching Buchanan Street. The alley closure requests in being made in conjunction with a minor subdivision plat to create two lots from the three lots shown on the plat; each owned by Jabb LLC.

ASSOCIATED CASES ON SITE

- 16VARIANCE1088: A variance for side yard setback of the proposed property line of the associated minor subdivision plat (approved by the BOZA on 11/21/16).
- 16MINORPLAT1134: A minor subdivision to create two lots from three lots.

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 requested closure does not result in demand on existing or future public facilities and services as the alley is not in operable condition and does appear to contain any utilities requiring easements.

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. No need for utility access has been expressed by the utility agencies servicing the area.

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 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.

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

Fire District – Approved

E-911/Metro Safe Addressing – No comments received.

AT&T – No comments received.

MSD – Approved

Louisville Metro Health Department – Approved

Louisville Gas & Electric – Approved

Louisville Water Company – Approved

Louisville Metro Public Works – If there are historic bricks/stones below the portion of the alley to be closed they should be excavated and stock piled for Public Works to pick up prior to the recording of the street closure.

Historic Preservation – No comments

TARC – Approved

STAFF CONCLUSIONS

The proposal meets or exceeds all applicable items of the comprehensive plan with respect to the Traditional Neighborhood 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.

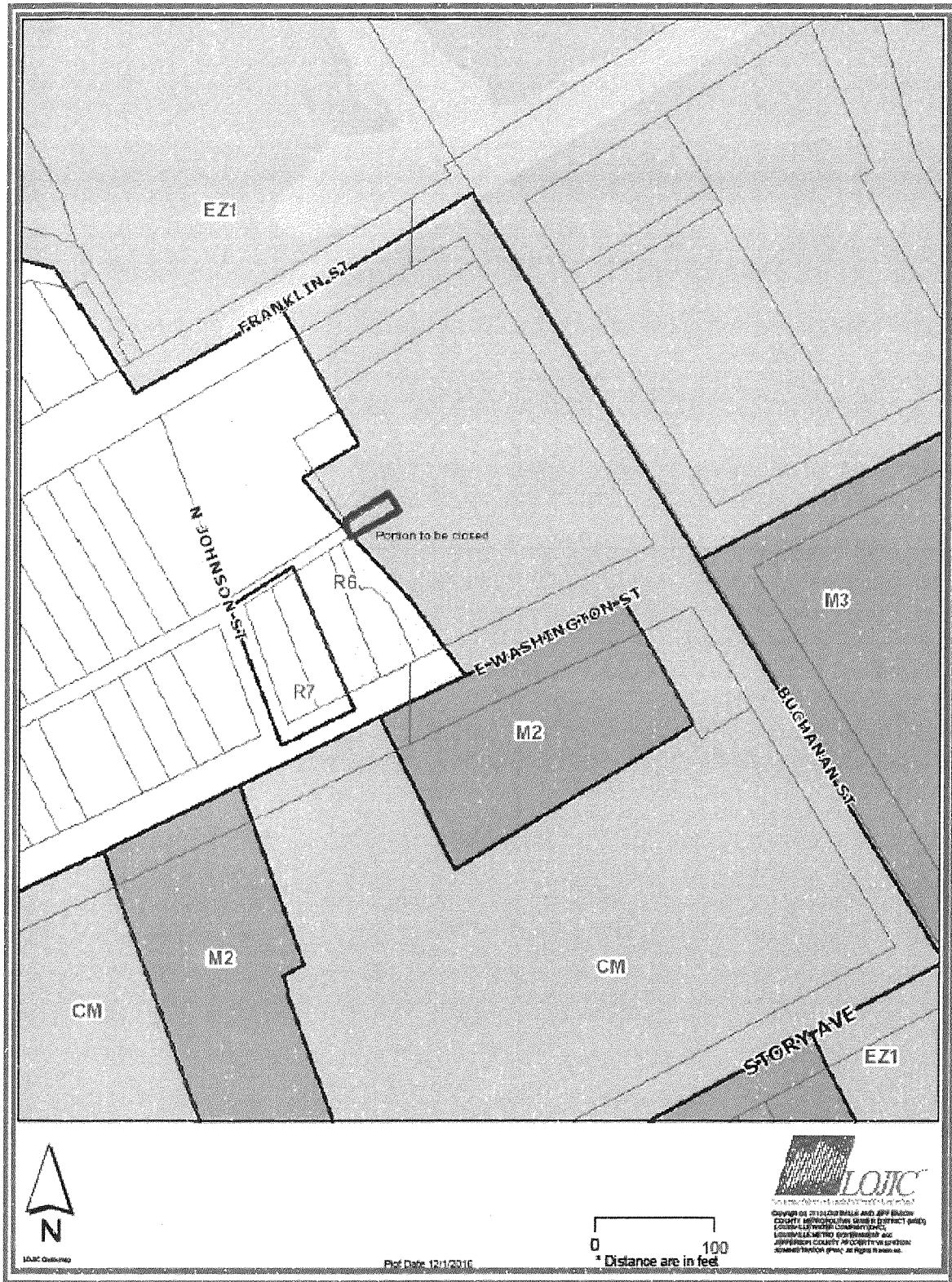
NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	Meeting before LD&T	no notice sent; 100% consent

ATTACHMENTS

1. Zoning Map
2. Aerial Photo

1. Zoning Map



2. Aerial Photo



**Land Development and Transportation Committee
Staff Report**

December 8, 2016

*Bricks to be delivered
+ by what date? → Consult w/ Applicant



Case No:	16STREETS1019
Project Name:	E. Washington Street Alley
Location:	Northeast from E. Washington Street; Southwest from Buchanan Street
Owner:	Louisville Metro
Applicant:	Jabb LLC
Representative:	Schroll Land Surveying, LLC – Bill Scroll
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Joel P. Dock, Planner I

REQUEST

- **Street/Alley Closure**

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes a closure of a portion of a 10' alley Northeast from E. Washington Street and Southwest from Buchanan Street. The alley beginning from E. Washington Street terminates roughly 160 feet prior to reaching Buchanan Street. The alley closure requests in being made in conjunction with a minor subdivision plat to create two lots from the three lots shown on the plat; each owned by Jabb LLC.

ASSOCIATED CASES ON SITE

- 16VARIANCE1088: A variance for side yard setback of the proposed property line of the associated minor subdivision plat (approved by the BOZA on 11/21/16).
- 16MINORPLAT1134: A minor subdivision to create two lots from three lots.

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 requested closure does not result in demand on existing or future public facilities and services as the alley is not in operable condition and does appear to contain any utilities requiring easements.

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. No need for utility access has been expressed by the utility agencies servicing the area.

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 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.

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

Fire District – Approved

E-911/Metro Safe Addressing – No comments received.

AT&T – No comments received.

MSD – Approved

Louisville Metro Health Department – Approved

Louisville Gas & Electric – Approved

Louisville Water Company – Approved

Louisville Metro Public Works – If there are historic bricks/stones below the portion of the alley to be closed they should be excavated and stock piled for Public Works to pick up.

Historic Preservation – No comments

TARC – Approved

STAFF CONCLUSIONS

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

The proposal is in order to be placed on the Consent Agenda of the next available Planning Commission as consent has been received from 100% of the abutting property owners.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must **SCHEDULE** this proposal for a Planning Commission **PUBLIC HEARING, BUSINESS SESSION, or CONSENT AGENDA.**

NOTIFICATION

Date	Purpose of Notice	Recipients
N/A	Meeting before LD&T	no notice sent; 100% consent

ATTACHMENTS

1. Zoning Map
2. Aerial Photo

2. Aerial Photo

