25-STRCLOSURE-0012

Planning Commission
Staff Report
July 16, 2026

Trinity High School Street Closure

Location:	North Sherrin Ave
Applicant:	Trinity High School Foundation
Representative:	Land Design & Development Inc.
Jurisdiction:	St Matthews
Council District:	9 – Andrew Owen
Case Manager:	Tyler Pobiedzinski, Planner I

REQUESTS & RECOMMENDED ACTIONS

1. Closure of Public Right-of-Way
   - Staff finds the request is in keeping with Plan 2040 and recommends the Planning Commission **RECOMMEND** that the City of St Matthews **APPROVE** the requested closure of Public Right-of-Way

CASE SUMMARY

The applicant is requesting the closure of 1,227.32 linear feet of public right-of-way known as North Sherrin Avenue. The properties adjacent to the entire length of North Sherrin Avenue are owned by the Trinity High School Foundation and the Roman Catholic Bishop of Louisville. The proposed closure is intended to enhance student safety by eliminating vehicular access along the corridor during the school year.

This request was previously reviewed by the Development Review Committee on June 17, 2026. During that review, the Committee elected to schedule the application for a public hearing rather than place it on the consent agenda due to concerns regarding the potential impact of the closure on connectivity within the surrounding area.

TECHNICAL REVIEW

- The applicant received a Consent to Street Closure from more than 51% of adjacent property owners.
- The proposed closure will maintain public facilities. All agencies have been addressed and approvals received from relevant utilities.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET 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 FINDING: Adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements.

2. *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 FINDING: Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer.

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

   STAFF FINDING: The proposal is consistent with the Connected CHASE Principle and Mobility Goal 3, Policy 12 of Plan 2040, which encourages transportation facilities to support surrounding land uses while maintaining appropriate access and circulation. The proposed closure enhances student safety by reducing vehicular traffic adjacent to the school campus while preserving overall connectivity within the surrounding area. Alternative routes remain available for vehicular circulation, including St. Matthews Avenue, which continues to provide a connection between Shelbyville Road and Westport Road. Therefore, staff finds that the proposed closure appropriately balances transportation connectivity and public safety.

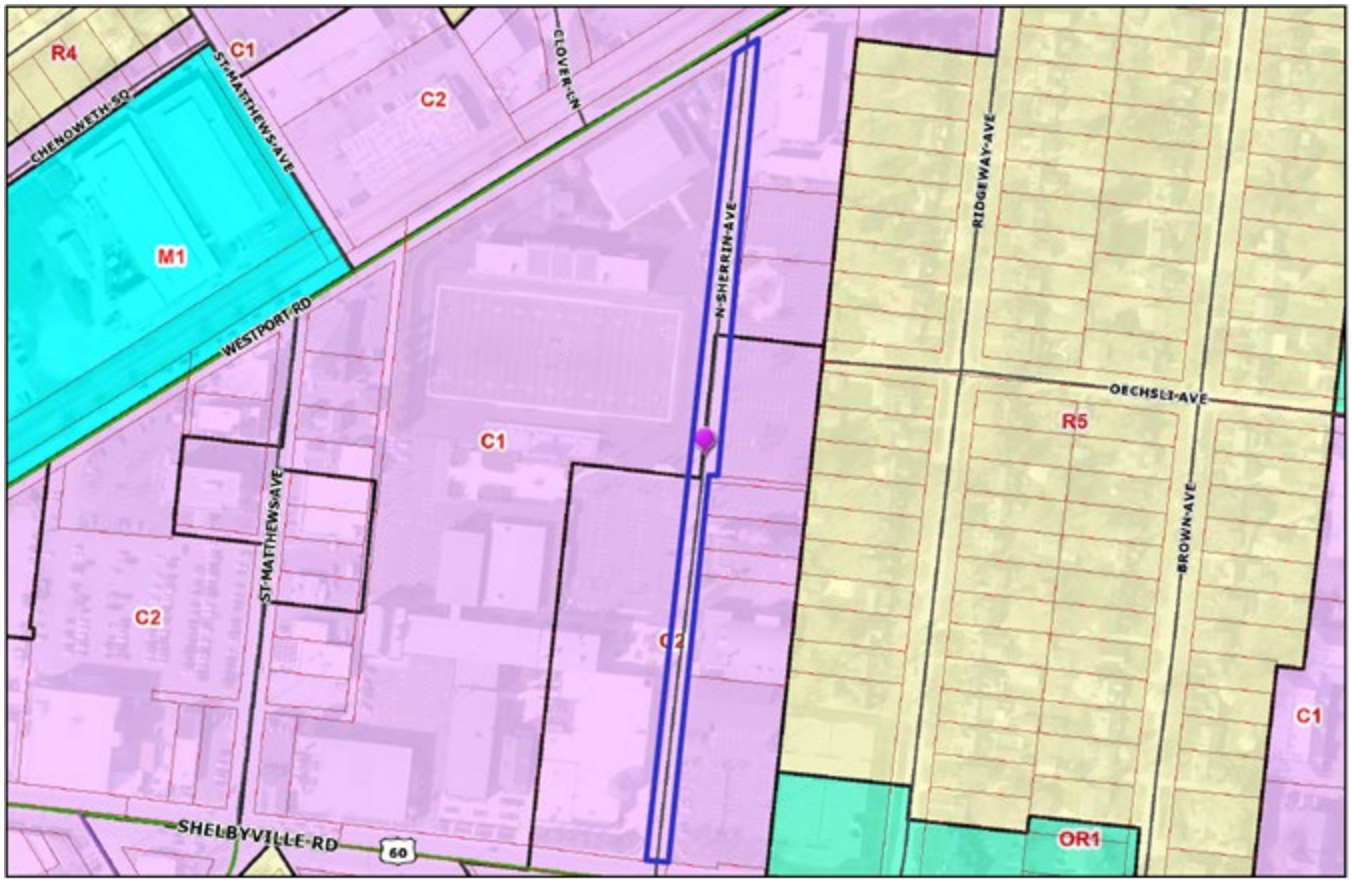
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
6/23/2026	Planning Commission Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 9
7/9/2026	Planning Commission Public Hearing	Sign Posting on Property
7/7/2026	Planning Commission Public Hearing	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. ZONING MAP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C2
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CLOVER LN
M1
WESTPORT RD
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C1
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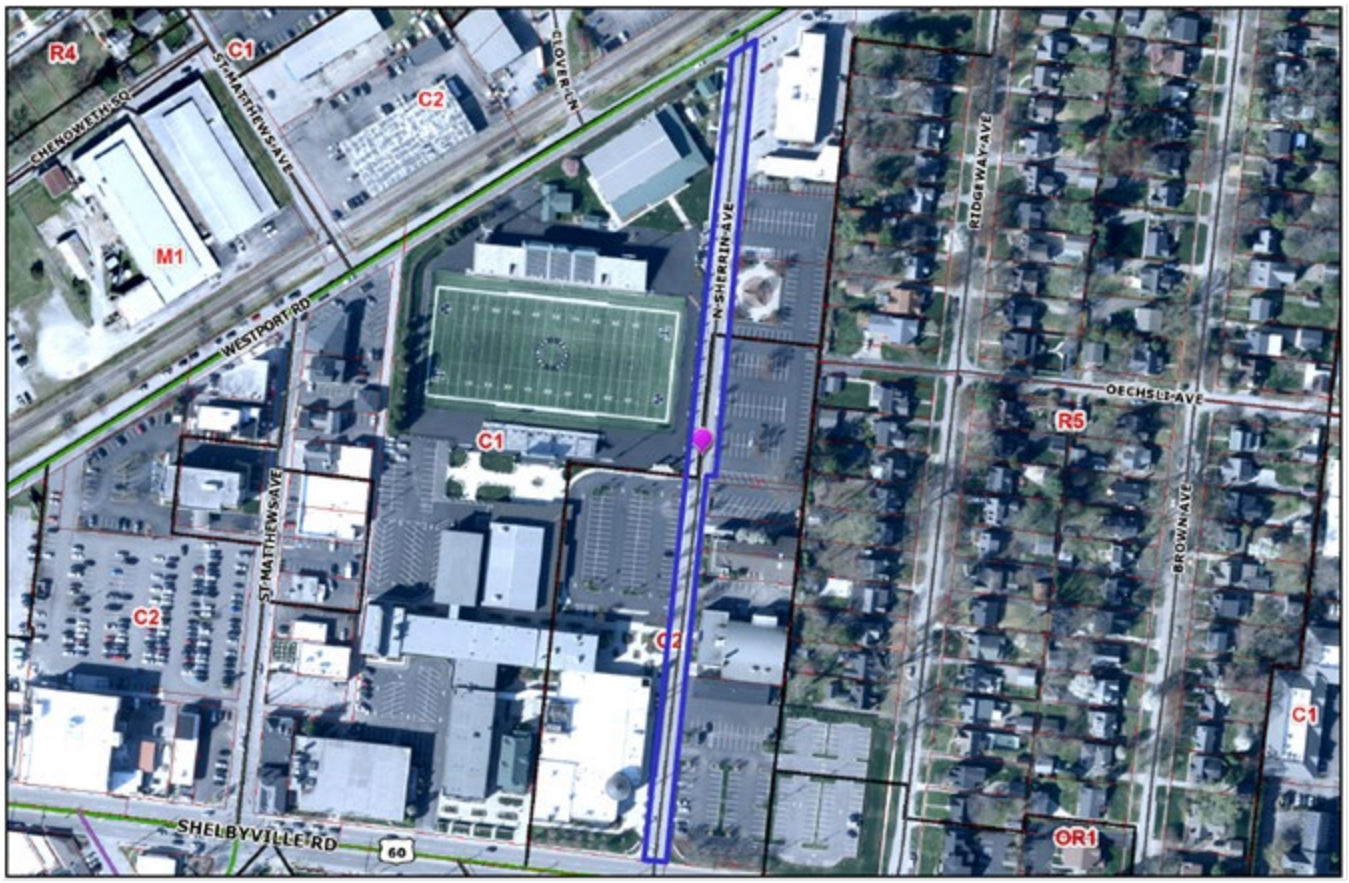
60
OR1

2. AERIAL PHOTOGRAPH