26-STRCLOSURE-0010

Planning Commission
Staff Report
July 16, 2026

809 Sobro LLC - Alley Closure

Location:	W. Breckinridge Street & S. 8th Street
Applicant:	809 Sobro LLC
Representative:	LJB Inc.
Jurisdiction:	Louisville Metro
Council District:	6 – JP Lyninger
Case Manager:	Sydney Fawcett, AICP, Planner I

REQUEST & RECOMMENDED ACTION

1. **Closure of Public Right-of-Way**
   - Staff finds the applicant received a Consent of Street Closure from more than 51% of adjacent property owners and recommends the Planning Commission **RECOMMEND** that the Louisville Metro Council **APPROVE** the Closure of Public Right-of-Way.

CASE SUMMARY

The applicant is requesting the closure of an unnamed alley near the intersection of W. Breckinridge Street and S. 8th Street. The area to be closed is roughly 5,500 square feet. Portions of the proposed closure will not be conveyed evenly to the adjacent property owners. However, the applicant has obtained documentation from the affected property owners indicating they are aware of and agree to the proposed conveyance of the right-of-way closure.

TECHNICAL REVIEW

- 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

(a) 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 serves. 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.

(b) Cost for Improvement – The cost for a street or ally 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.

(c) Other Matters – Any other matter which the Planning Commission may deem relevant and appropriate.

STAFF FINDING: There are no other relevant matters to be considered by the Planning Commission.

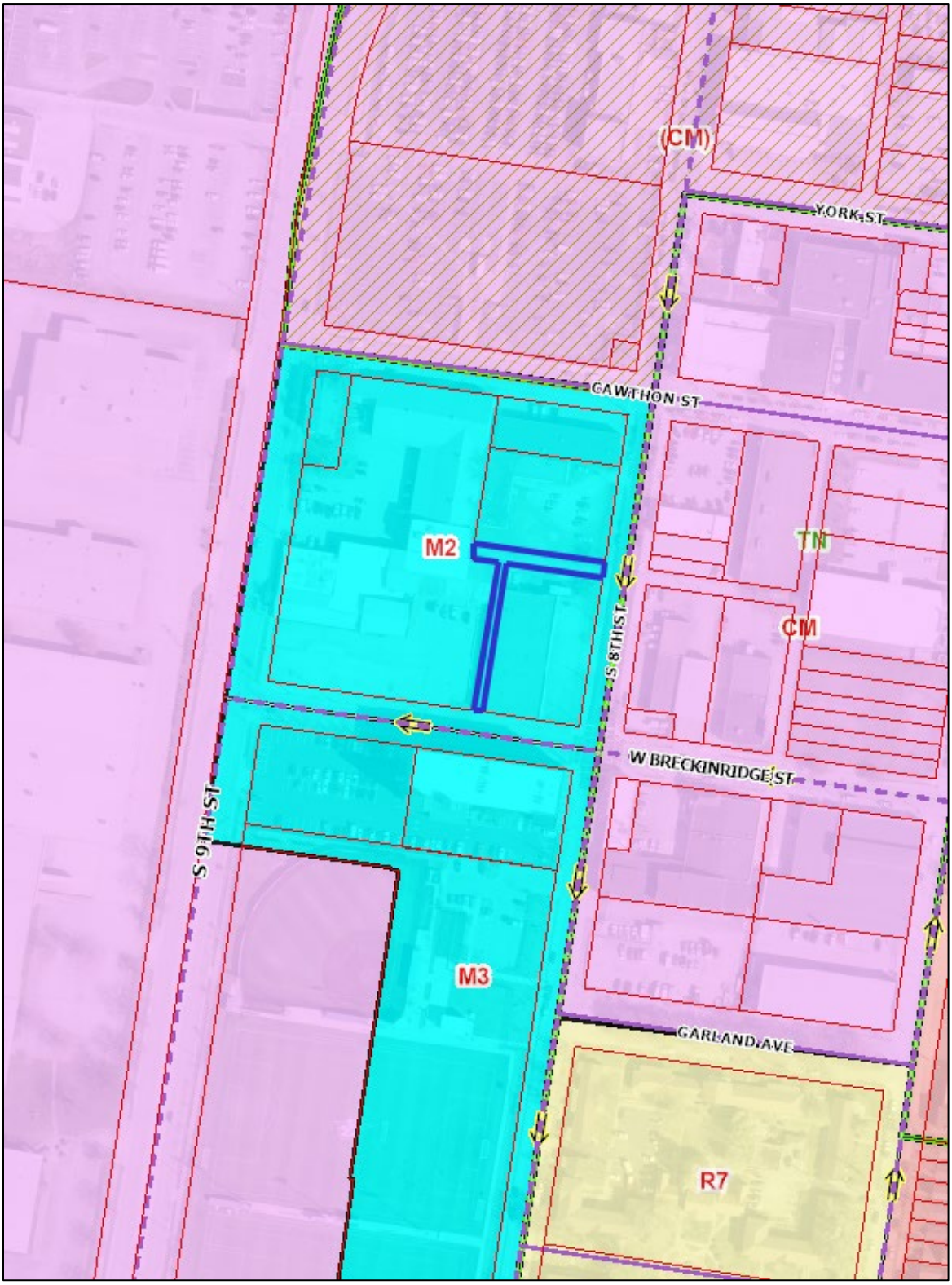
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
6/22/2026	Development Review Committee Public Hearing	Registered Neighborhood Groups in Council District 6

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. ZONING MAP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YORK ST
CAWTHON ST
M2
TN
CM
S 8TH ST
W BRECKINRIDGE ST
S 9TH ST
M3
GARLAND AVE
R7

2. AERIAL PHOTOGRAPH