26-STRCLOSURE-0017

Development Review Committee
Staff Report
July 15, 2026

Mermaid Lane Street Closure

Location:	Mermaid Lane
Applicant:	Sam Kandah, Ford Motor Company
Representative:	Luckett & Farley
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Zack Jones, Planner II

REQUESTS & RECOMMENDED ACTIONS

1. Closure of public right-of-way
   - Staff finds the request is justified and recommends the Development Review Committee **RECOMMENDS** that the Planning Commission **APPROVE** the requested street closure and direct it to the consent agenda

CASE SUMMARY

The applicant is requesting the closure of 1.165 acres of right-of-way, referenced as “Mermaid Lane”, perpendicular to Collins Lane. The properties adjacent to the entirety of Mermaid Lane are owned by the Ford Motor Company. The requested closure is intended to provide more direct access for the Ford industrial expansion south of Mermaid Lane to the existing parking area north of Mermaid Lane. This closure is related to proposed zone change request 26-ZONE-0056 going before Planning Commission on July 16, 2026.

TECHNICAL REVIEW

- Land Development Code (Louisville Metro 2025)
- MSD, Transportation, and all applicable public utilities have provided preliminary approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-STRCLOSURE-0017

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 would not result in an increase in demand or strain 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: STAFF: There are no other relevant matters to be considered by the Planning Commission.

REQUESTS & RECOMMENDED ACTIONS

1. Place on the consent agenda at the next available Planning Commission

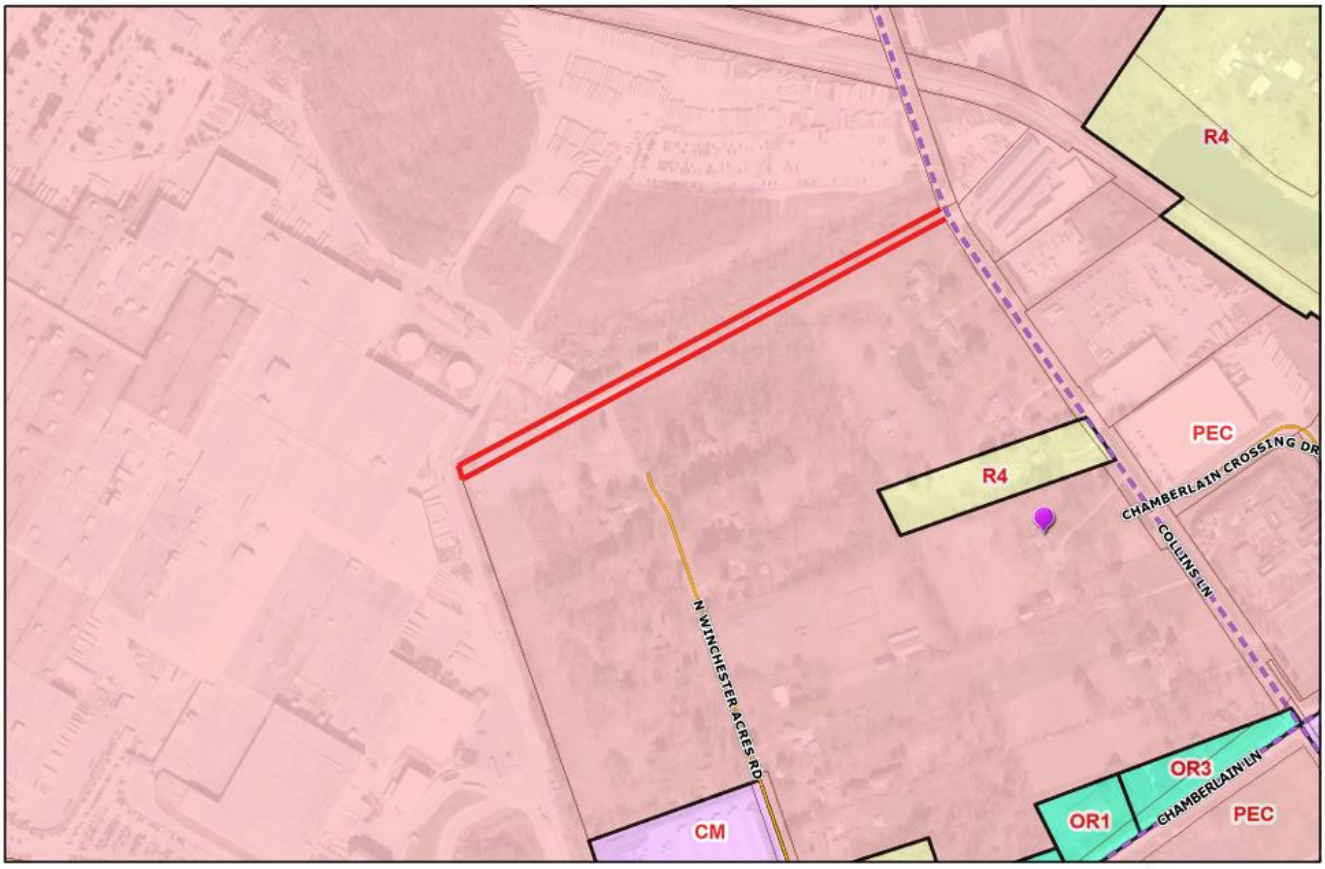
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/2/2026	Planning Commission Public Hearing	1st and 2nd tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 17

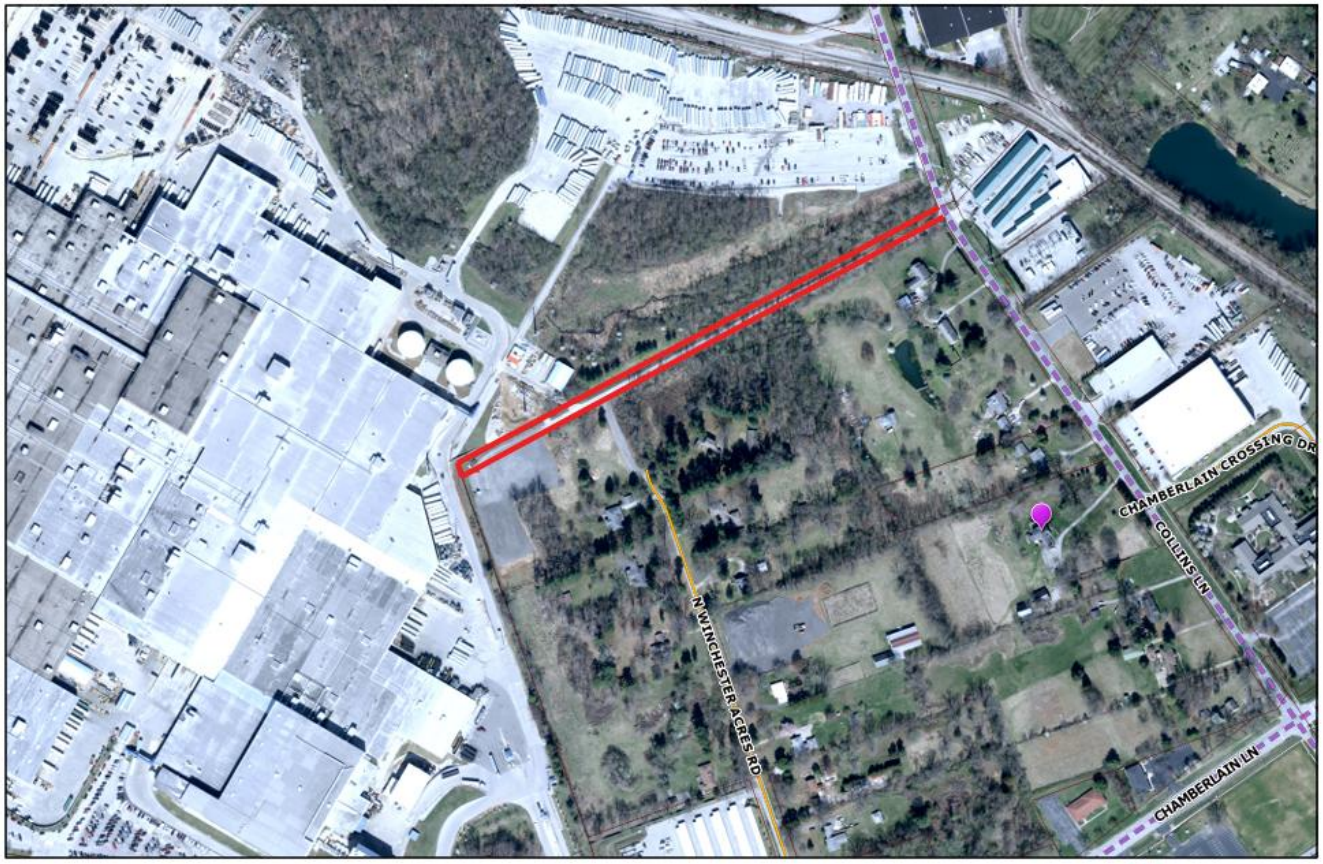
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Condition

1. ZONING MAP



2. AERIAL MAP



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Wednesday, July 1, 2026 | 6:54 PM

LOJIC

LOJIC © 2026
This map is not a legal document and should only be used for general reference and identification.

2. PROPOSED CONDITION

1. Prior to recording the issuance of permits, the applicant must receive written confirmation from all affected utility agencies that easement agreements are in place.