

**DEMONSTRATION OF APPROPRIATENESS**  
**Jerry and Martha Schade, Owners**  
**Tony's Wrecker Service, Inc. by Nick Schade, Applicant**  
**3311 Collins Lane**  
**Louisville, Kentucky**  
**Proposal for Zone Change from Residential District R-4 to**  
**PEC Planned Employment Center District**

**The site.** The site lies on the north side of Collins Lane, having a street address of 3311 Collins Lane, containing 96,796 square feet (2.35 acres following dedication to right-of-way). The site is bordered on the southeast by property owned by IAN, LLC, which was recently approved for 78,400 square feet of office/warehouse use [see Nicklies Chamberlain Crossings Revised Development Plan, approved May 19, 2014, Case Nos. 14VAR1028 and 14DEVPLAN1043]. The abutting property to the northwest is zoned R-4 and is a single family home. The abutting use to the rear of the site is the CSX railroad.

**Suburban Workplace Form District.** All properties on either side of Collins Lane in the vicinity, including the subject site, are located in the Suburban Workplace Form District.

The site is proposed to be the primary location for Tony's Wrecker Service, Inc. ("Tony's"). Tony's will retain its existing location at 12203 Westport Road as its secondary location. At this site, Tony's proposes to (1) service trucks within the building to be erected, (2) temporarily hold towed vehicles at the rear of the site behind an 8-foot screen, and (3) temporarily park trailers at the rear of the property where shown on the development plan. Trailer parking and towed vehicle storage will be limited to the rear areas shown on the development plan. Tony's is not a body shop, and does not repair damaged motor vehicles.

The proposed zone change from Residential District R-4 to PEC Planned Employment Center District is appropriate because it conforms to KRS 100.312 in that it is in agreement with the Comprehensive Plan in effect for Louisville, Jefferson County, Kentucky. Conformance with specific Goals, Objectives, Guidelines and Policies of the Comprehensive Plan are detailed in this Demonstration of Appropriateness.

**Comprehensive Plan Analysis**

The proposal conforms to all applicable Goals, Objectives, Guidelines and Policies of the Comprehensive Plan, as detailed below.

**Community Form Guideline 1.** The proposal conforms with Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B.10

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because it lies within the Suburban Workplace Form District. The Suburban Workplace Form District is “characterized by predominantly industrial and office uses where the buildings are set back from the street in a landscaped setting.” The site will be appropriately landscaped.

**Centers Guideline 2.** The proposal conforms to Centers Guideline 2 and all applicable Policies adopted thereunder, including Policy 2.2 because the development is consistent with the adjacent use proposed by IAN, LLC and conforms to the Suburban Workplace Form District which prevails in this geographic area.

**Compatibility Guideline 3.** The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 3.1, 3.2, 3.5, 3.6, 3.7, 3.8, 3.9, 3.11, 3.21, 3.22, 3.23, 3.24 and 3.28. The proposed two-story building designed by Lichtefeld Incorporated is 14,200 square feet, with space for a future addition behind the building. Six (6) vehicle entry doors will be situated at the side of the building for service entry. Building materials are proposed to be scored masonry, split face masonry together with metal wall panels and translucent wall panels, which are appropriate for a high quality industrial building. The proposed use is a low intensity use. It will not generate odor or excessive carbon monoxide pollution. Because Tony’s existing location is at 12203 Westport Road – at the intersection of Collins Lane and Westport Road – there will be no additional traffic on Collins Lane due to the approval of the use at this location. There will be no adverse visual impacts due to the Lichtefeld Incorporated design of the building and building materials, and because 78,400 square foot office/warehouse building was recently approved on the immediately abutting parcel for IAN, LLC. All on-site lighting will conform to Land Development Code (“LDC”) limitations, and outdoor lighting will be directed down and away from adjacent residential areas. Appropriate landscape buffers are proposed on either side of the property. One free-standing sign monument sign, 6-foot tall and 60 square feet in area, is proposed.

**Natural Areas and Scenic and Historic Resources Guideline 5.** The proposal conforms to Natural Areas and Scenic and Historic Resources Guideline 5 and all applicable Policies adopted thereunder, including Policies 5.1, 5.2, 5.3, and 5.6. Site topography will be observed. There are no historic resources or distinctive cultural features located on site, and the soils on site are not wet or highly permeable.

**Circulation Guideline 7.** The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 7.1, 7.2, 7.9 and 7.10. The development plan shows a forty (40’) foot dedication of frontage to right-of way. A proposed 5-foot sidewalk is proposed along the Collins Lane frontage. Adequate parking pursuant to Land Development Code requirements is proposed.

**Bicycle, Pedestrian and Transit Guideline 9.** The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 9.1 and 9.2. Bicycle parking facilities will be located within the building. A 5-foot wide public sidewalk is proposed along the Collins Lane

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frontage of the site. Although no transit service serves Collins Lane (a secondary collector roadway), transit service is available on nearby La Grange Road to the south of the site.

**Flooding and Stormwater Guideline 10.** The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.3, 10.7, 10.10, and 10.11. It is anticipated that the Metropolitan Sewer District (“MSD”) will approve the development plan. MSD’s approval will indicate that the development will not have an adverse impact on the watershed as a whole, reflecting the development potential of the entire watershed; that the drainage design will accommodate on-site and upstream run-off water; that the drainage system will preserve the “through” drainage system, and that peak stormwater runoff rates after development will not exceed pre-development rates.

**Air Quality Guideline 12.** The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 12.1 and 12.8. It is anticipated that the Louisville Air Pollution Control District (“APCD”) will approve the development plan. APCD’s approval will indicate that activities at the site will not be a source of ambient air pollution exceedance due to the low intensity of the proposal. Traffic to and from the site will be minimal. No additional traffic will occur on Collins Lane than that which presently exists because Tony’s existing location is at the intersection of Collins Lane and Westport Road and no additional traffic is anticipated.

**Landscape Character Guideline 13.** The proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 13.2, 13.4, 13.5, and 13.6. Proposed landscaping will be native plant species. The development will conform to the requirements of LDC Chapter 10 regarding landscaping and tree canopy. Landscape buffers will be employed to protect the abutting single-family residence to the northeast.

**Infrastructure Guideline 14.** The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 14.2, 14.3, 14.4, 14.6 and 14.7. Adequate utility service is located on Collins Lane to serve the proposed development. The site is served by MSD sewage facilities. An adequate supply of potable water and water for fire-fighting purposes is supplied by the Louisville Water Company. Utilities will be located underground wherever possible and will be placed in easements as prescribed by the applicable utility.

**Community Facilities Guideline 15.** The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9 because the site will be adequately served by the Worthington Fire Protection District.

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