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**DEMONSTRATION OF APPROPRIATENESS
18ZONE1077**

Address of Site: 3315 Collins Lane, Louisville, Kentucky

Applicant: 3311 Collins Lane LLC

**Proposal for Zone Change from Residential District R-4 to
PEC Planned Employment Center District**

The zone change proposal is in agreement with KRS 100.213 and conforms to the Cornerstone 2020 Comprehensive Plan. The Cornerstone 2020 Comprehensive Plan governs the approval of this site for a zone change from Residential District R-4 to PEC Planned Employment Center District. Applicable Guidelines of the Comprehensive Plan are discussed in this Demonstration of Appropriateness.

The site. The site lies in the Suburban Form District and the zone change is compliant therewith. The site has a street address of 3315 Collins Lane and contains 3.4220-acres. The property immediately abutting to the south [i.e., 3311 Collins Lane] is also owned by 3311 Collins Lane LLC. The property immediately abutting to the north [i.e., 3317 Collins Lane] is owned by Louisville Gas & Electric Co. The abutting property to the rear of the site is the CSX Railroad. Collins Lane is a primary collector roadway. Except for the subject site, all land uses on the east/northeast side of Collins Lane from Westport Road to Chamberlain Lane are non-residential/industrial uses.

The site, as re-zoned will serve as the expansion site of Tony's Wrecker Service, Inc. ("Tony's"). At this site, as well as 3311 Collins Lane, Tony's proposes to (1) service trucks within the building to be erected, (2) temporarily hold and store vehicles at the side and rear of the site, and (3) temporarily park trailers at the rear of the property where shown on the development plan.

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.

Community Form Guideline 1. The proposal conforms to Guideline 1 and Policy 1.B.10 because the proposed land use is consistent with surrounding land uses on the east/northeast side of Collins Lane. Sidewalks along the side frontage will provide connectivity to adjacent properties.

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

Compatibility Guideline 3. The proposal conforms with Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 1, 2, 4, 5, 6, 7, 8, 9, 11, 17, 21, 22, 23, 24 and 28. Building materials will be substantially similar

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to the building at 3311 Collins Lane. This development will not constitute a non-residential expansion into a residential area, nor will it have adverse impacts on a residential area or nearby residences. The development will not be a source of nuisance from noise, odor or adverse air quality emissions, adverse traffic impacts or adverse lighting impacts, nor will there be adverse visual impacts. No air quality emissions are caused by this land use because of the minimal magnitude of engine repairs producing emissions. There will be no adverse impacts from traffic because Tony's already has 2 other sites on or near Collins Lane and this third site will not generate additional traffic to the operation. The proposed building height, setbacks and lot dimension will meet Land Development Code ("LDC") requirements. The proposed land use, while industrial, is not an intense land use requiring immediate proximity to a transit route because the nearest transit route is easily within reach via bicycle. Screening and buffering, as required by the LDC will be provided. This site will not have a business identification sign on the subject site because an existing business identification sign is located at 3311 Collins Lane.

Open Space Guideline 4. The proposal conforms with Open Space Guideline 4 and all applicable Policies adopted thereunder, including Policies 2, 3 and 7. The LDC does not require open space for this type development because of its industrial nature.

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 1, 2, 3, 4, 6 and 7. The development will respect all natural features of the site. There are no historic resources or cultural features on the subject site. The site has no wet or highly permeable soils, or severe, steep or unstable slopes.

Economic Growth and Sustainability Guideline 6. The proposal conforms to Economic Growth and Sustainability Guideline 6 and all applicable Policies adopted thereunder, including Policies 1, 3, 4, 6 and 8. As the staff report indicates, the proposed zoning district would allow uses that meet the needs of the surrounding industrial subdivision. Tony's has a full-time employment force of approximately 10 persons. The development does not generate high volumes of traffic. This industrial business will be located adjacent to an existing industrial business.

Circulation Guideline 7. The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, 6, 9, 10 and 16. Land will be dedicated to increase the width of Collins Lane. All full-size transit vehicles have space to port bicycles from place to place. The Tony's building will have space to house bicycles within so that employees may ride to and from the nearest transit stop, thereby promoting mass transit. A sidewalk on the Collins Lane frontage of the site will be available for pedestrian movement. The parking lots on 3311 and 3315 Collins Lane will connect.

Bicycle, Pedestrian and Transit Guideline 9. The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted

thereunder, including Policies 1, 2, 3 and 4. A sidewalk will be situated along the Collins Lane frontage of the site. Bicycle storage will be available in the interior of the Tony's Wrecker building.

Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 1, 3, 7, 10, and 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 waters; 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 1 and 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 other than that which presently exists because Tony's existing locations are (1) at 3311 Collins Lane, and (2) at the intersection of Collins Lane and Westport Road.

Landscape Character Guideline 13. The proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 2, 4, 5 and 6. Proposed landscaping will be native species. The development will conform to the requirements of Land Development Code Chapter 10 regarding landscaping and tree canopy.

Infrastructure Guideline 14. The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 6 and 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 9 because the site will be adequately served by the Worthington Fire Protection District.

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