

DEMONSTRATION OF APPROPRIATENESS **RECEIVED**

Vandenbrock Properties, LLC
Gordon Motor Sports

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I. **The proposal conforms to the Comprehensive Plan for Louisville and Jefferson County, Kentucky.**

The proposed zone change from R-4 Residential Single Family District to C-2 Commercial District (the "proposal") conforms to KRS 100.213 because it is in agreement with the adopted Comprehensive Plan for Louisville and Jefferson County, Kentucky, within which this property lies. Comprehensive Plan Goals, Objectives, Guidelines and Policies are discussed in this Demonstration of Appropriateness.

Community Form Guideline 1. The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 3. The site lies within the Neighborhood Form District and is compliant therewith because the proposed automobile dealership use is a low intensity use having little traffic at a scale appropriate for nearby neighborhoods. The proposal is not a neighborhood "center" even though located with frontage on South Hurstbourne Parkway, an arterial roadway.

Centers Guideline 2. The proposal conforms to Centers Guideline 2 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 8 and 15. Alternative transportation modes are encouraged through the provision of sidewalks along the South Hurstbourne Parkway frontage. This is an automobile dealership: Centers Guideline 2, Policy 2 recognizes "car dealerships" as businesses which do "not fit well into a compact center" and are appropriate being located outside a designated activity center. Due to its successful business model, this dealership will not cause significant volumes of traffic to and from the site. The number of parking spaces on site [a total of nine (9), with two (2) of the nine set aside for the residential unit, and the remaining seven (7) being available for customer and employee parking.¹

Compatibility Guideline 3. The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 1, 2, 5, 6, 7, 8, 9, 21, 22, 23, 24 and 28. The proposed dealership has its frontage on South Hurstbourne Parkway with a residential living unit facing the homes along Clarmar Road to the rear. Building materials will be appropriate for this site. The proposal will not be a source of odor, air quality emissions, excessive traffic, noise, lighting or visual impacts. The proposal will conform to all lighting requirements of the Land Development Code. Adequate buffering will be provided all around the site. Setbacks will be observed except for one variance

¹ Gordon Motor Sports has one part-time secretary and a full time maintenance person.

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which is respectfully requested. Signs will be proposed pursuant to Land Development Code restrictions.

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 and 5.6 and Social and Cultural Resources Goal D1 and Objective D1.1. There are no steep or severe slopes on site. On-site soils drain well and are highly permeable. No soils on-site are classified as wet soils.

Circulation Guideline 7. The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 10, 13 and 16. It is anticipated that Public Works will approve the proposal. Such approval would indicate, among other things, that the development provides adequate access for motorists and pedestrians, to, from and through the development. There is no transit service on this section of Hurstbourne Parkway. Adequate parking is provided for [see request for parking waiver]. Cross access is not provided and would not be appropriate due to the lower intensity zoning classification of surrounding properties on Hurstbourne Parkway.

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, 3 and 4. Sidewalks are proposed along the South Hurstbourne Parkway frontage and internal to the site. Bicycle storage facilities will be located within the building. South Hurstbourne Parkway is not a transit route.

Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, 7, 10 and 11. The development of the site will minimize the potential for the impacts of flooding, and effectively manages stormwater runoff. There is no impact to the regulatory floodplain because all structures will be located above the floodplain. No buildings are proposed to be located within the 100-year FEMA regulatory floodplain. It is anticipated that the proposal will receive the approval of MSD. All construction plans will be reviewed and approved by MSD prior to construction. Detention facilities across An on-site detention basin will adequately accommodate stormwater from the site, based on a fully developed watershed. The on-site drainage system will likewise accommodate the "through" drainage system of water flows on-site and off-site. Peak stormwater runoff rates post-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, 2, 6 and 8 It is anticipated that the Louisville Air Pollution Control District will approve the

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proposal. If granted, the APCD approval will indicate, among other things, that the proposal conforms to Air Quality Guideline 12 and related Policies.

Landscape Character Guideline 13. The proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 1, 2, 4, 5 and 6. Landscaping will be provided as shown on the development plan. Native plant species will be installed. Planting and buffering plans, wherever required, will be implemented. An adequate tree canopy will be provided for the Subject Site.

Infrastructure Guideline 14. The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 6 and 14.7. The proposal has adequate service for all necessary utilities. A common utility corridor exists in the development that includes gas, electric, water, telephone, cable and telecommunications. An adequate water supply for domestic and fire-fighting purposes will serve the site. Utilities will be located underground and will be situated where recommended by each utility for appropriate maintenance and repair access.

Community Facilities Guideline 15. The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9. Adequate fire fighting services will be provided by the Jeffersontown Fire Protection District.

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

- II. **All necessary utilities, including gas, electric, water, telephone, cable and telecommunications, either presently exist on-site or will be constructed. Essential public services, including sidewalks, will be constructed to serve the site as described above.**
- III. **Implementation of proposed uses is anticipated to begin within twelve (12) months of final approval.**

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