

DEMONSTRATION OF APPROPRIATENESS
J & J Land Development LLC, Applicant
Advanced ENT Holdings of St. Matthews, LLC, Owner
Property address: 2940 Breckinridge Lane
Louisville, Kentucky 40220

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The proposed zone change from OR-3 to C-1 on a 1.02-acre site (the "Proposal") having a street address of 2940 Breckinridge Lane should be granted because it is in conformance with KRS 100.213 and further conforms to the Comprehensive Plan ("Plan 2040") in effect for Louisville and Jefferson County, Kentucky. Compliance with specific Goals and Policies is indicated below in this Demonstration of Appropriateness.

Community Form Goal 1: Guide the form and design of development to respond to distinctive physical, historic and cultural qualities. The Proposal conforms with Community Form Goal 1 and all applicable Policies adopted thereunder, including Policies 6, 7, 16 and 18. The development of an indoor animal clinic will have no potential to cause noxious odors or emissions, and will not be a source of noise. There will be no outdoor animal "runs" whereby animals could roam out-of-doors at will.

Community Form Goal 2: Encourage sustainable growth and density around mixed-use centers and corridors. The Proposal conforms to Community Form Goal 2 and all applicable Policies adopted thereunder, including Policies 4, 5, 6, 9, 10 and 11. This use is a non-residential development appropriately located within a Neighborhood Form District where it will be compatible with adjacent uses, consisting of medical offices, offices, residential condominium and residential single-family, and commercial uses across Breckinridge Lane. The Johnson Animal Hospital proposes to relocate its offices from its present location at 3838 Taylorsville Road to this location, demonstrating that there is a sufficient support population in the immediate area for the services provided by this land use. This land use will serve as part of a compact development pattern resulting in efficient land use. The land use will also constitute the appropriate placement, design and scale of a center that is compatible with nearby residences, as can be determined from the location of the building on the site and the design of the building (filed with the zone change application). There are no wet or highly permeable soils on site, nor is there an area of unstable slopes or soils that could cause environmental degradation.

Community Form Goal 4: Promote and preserve the historic and archaeological resources that contribute to our authenticity. The Proposal conforms to Community Form Goal 4 and all applicable Policies adopted thereunder, including Policies 1 and 2. There are no buildings, sites or landscapes on site that are recognized as having historic or architectural value. The proposed building will be compatible with the existing physician's office building at 2944 Breckinridge Lane, and will be further compatible in height, massing, scale, architectural style and placement with other structures in the immediate vicinity.

Mobility Goal 1: Implement an accessible system of alternative transportation modes. The Proposal conforms to Mobility Goal 1 and all applicable Policies adopted thereunder, including Policy 4. The development of this parcel for an animal clinic will allow a low/medium intensity land use along Breckinridge Lane, a minor arterial, having pedestrian access via sidewalks, and public transit service because Breckinridge Lane is served by TARC Route 53X, the Breckinridge Lane Express. Access will occur via Breckinridge Lane and will not occur through an area of significantly lower intensity.

Mobility Goal 2: Plan, build and maintain a safe, accessible and efficient transportation system. The Proposal conforms to Mobility Goal 2 and all applicable Policies adopted thereunder, including Policy 4 because access to the development is directly from Breckinridge Lane, a minor arterial roadway, and is not via an area of significantly lower intensity or density.

Mobility Goal 3: Encourage land use and transportation patterns that connect Louisville Metro and support future growth. The Proposal conforms to Mobility Goal 3 (Mobility) and all applicable Policies adopted thereunder, including 1, 2, 3, 4, 5, 6 and 9. The development will be part of a mix of complementary neighborhood-serving uses because together with the recently approved physicians' office adjacent to this proposal the animal clinic will be easily reachable by residents in Royal Oaks Condominiums and Meadowview Estates as well as by residential home owners across Breckinridge Lane and otherwise in the vicinity. The development is reachable by pedestrians on foot, by transit or via motor vehicle. Because the animal clinic is a "destination" land use, its vehicle trip generation is minimal at any hour of the day. A transit ("TARC") stop will be situated at the front of the development on Breckinridge Lane.

Community Facilities Goal 2: Plan for community facilities to improve quality of life and meet anticipated growth. The Proposal conforms to Community Facilities Goal 2 and all applicable Policies adopted thereunder, including Policies 1, 2 and 3. The development will be situated in an area served by existing utilities without extension of service. The development will have an adequate supply of potable water and water for fire-fighting purposes provided by the facilities of the Louisville Water Company. Further, the development will be served by sanitary sewer facilities of the Metropolitan Sewer District.

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