

ZONING JUSTIFICATION
1206 DURRETT LANE
Project #16REZONE1054

The subject property is located at 1206 Durrett Lane, Louisville, Kentucky 40213. The property is owned by Trustees for Louisville Electric Joint Apprenticeship and Training Trust Fund and is currently vacant. Previously the property was used as a single family residence. The proposal for the property is for C-2 to provide classroom space for the Louisville Electric Joint Apprenticeship Training Center whose main facility is located to the south with a support facility to the west. The new facility will house a large classroom that can be dedicated to safety and CPR training. There will also be open shop areas within the facility.

The zoning application complies with regulations of the Land Development Code and the Comprehensive Plan.

COMPREHENSIVE PLAN GUIDELINES

Compliance with specific applicable Guidelines and Policies of the Comprehensive Plan are set forth in this Justification Statement.

Guideline 1: Community Form

- B.8 The property lies within the Suburban Marketplace Corridor Form District. The proposal is consistent with the existing medium and high intensity uses along the Durrett Lane corridor.
- B.8 Sidewalks exist along most of the south side of the road from Preston Highway to the Watterson Expressway with only three properties lacking sidewalks, 1206 Durrett Lane being one of them. A five foot sidewalk will be installed as part of this proposal. Two TARC lines are available on Preston Highway, with stops to the north and south within walking distance of the property.
- B.8 The proposed parking lot will be connected to the existing parking lot to the west, providing connectivity between sites. Furthermore, cross access may be granted to the property to the east should it ever be redeveloped.

Guideline 2: Centers

- A.1-7 This site will provide an expanded use along a mixed use corridor.
- A.13 The proposed parking lot will be connected to the existing parking lot to the west, providing connectivity between sites. Furthermore, cross access may be granted to the property to the east should it ever be redeveloped.
- A.14 Existing utilities will be utilized.
- A.15 Parking is located directly adjacent to building minimizing pedestrian and vehicular conflict. New sidewalk is proposed in front of property with connection to building from right-of-way.
- A.16 Site is located near TARC routes between several stops.

RECEIVED

SEP 26 2016

PLANNING &
DESIGN SERVICES

16 ZONE 1054

Guideline 3: Compatibility

- A.1 New structure size will be consistent with other commercial development in the area – one story masonry.
- A.2 Architecture and building materials will be consistent with nearby structures.
- A.3 Proposed use is compatible with other uses in the area since operating hours will typically not extend past 8:00 p.m. during the week and 2:00 p.m. on several Saturdays a month.
- A.4-7 Property is surrounded by other commercial uses.
- A.8 Lighting is compliant with the LDC.
- A.9 Building size and setback are consistent with adjacent development.
- A.12 New ADA compliant sidewalks with handicap ramps will be installed.
- A.21-22 Uses at adjacent properties utilize similar hours and intensities.
- A.23 Appropriate setbacks are provided.
- A.24 Parking areas are not located adjacent to residential areas.
- A.28 No signage proposed.

Guideline 4: Open Space

Open space is not required and no natural features are present on site.

Guideline 5: Natural Areas and Scenic and Historic Resources

Adaptive re-use of potentially eligible historic resource (since structure is 65 years old) not possible due to specific size requirements of classrooms and labs.

Guideline 6: Economic Growth and Sustainability

- A.1 This use will contribute to a large workplace facility – LEJATC main center.
- A.2 This site will serve as a support facility to a large population of apprentices directly adjacent to the south.
- A.3 This development will provide infill in a former older residential area (1950's), some of which has been converted to commercial uses.
- A.8 Site is located near the Interstate 65 and Watterson Expressway interchange.

Guideline 7: Circulation

- A.1 Roadway improvements are not warranted with this proposal.
- A.2 New sidewalk will be constructed along the frontage of the property.
- A.3-4 Sidewalks will be constructed along the property frontage providing access to Preston Highway which is a transit corridor.
- A.9 Required 60' right-of-way is present.
- A.10 Adequate parking is provided.
- A.13, 16 The proposed parking lot will be connected to the existing parking lot to the west, providing connectivity between sites. Furthermore, cross access may be granted to the property to the east should it ever be redeveloped.

RECEIVED

SEP 26 2016

PLANNING &
DESIGN SERVICES

16 ZONE 1054

Guideline 8: Transportation Facility Design

No new public roadways required.

Guideline 9: Bicycle, Pedestrian and Transit

A.1-2 A five foot sidewalk will be installed along the property frontage as part of this proposal. Two TARC lines are available on Preston Highway (approximately 200 feet away), with stops to the north and south within walking distance of the property.

Guideline 10: Flooding and Stormwater

Slight increase in impervious area. Existing infrastructure will be utilized.

Guideline 11: Water Quality

The development will not adversely affect water quality or erosion.

Guideline 12: Air Quality

There should be no negative impact on air quality for this development.

Guideline 13: Landscape Character

Two trees on site cannot be protected due to building and parking needs.

Guideline 14: Infrastructure

A.3-4 This development is utilizing existing infrastructure.

Guideline 15: Community Facilities

This development is not a community facility.

RECEIVED

SEP 26 2016
PLANNING &
DESIGN SERVICES