

**JANUARY 10, 2002**

**3131 ALVEY PARK DR W**

**ZONE CHANGE**

**From:** I-1 Light Industrial

**To:** B-4 General Business

**Acreage:** 0.573 acres

**Applicant:** Communication Workers of America  
Local 3314 (0201.1463)

<b>Property Zone</b> Zone Existing Use	<b>to North</b> B-4 Millwright Local Union Hall	
<b>to West</b> B-4 United Plumbers & Pipe fitters	<b>Subject</b> I-1 ↔ B-4 Vacant	<b>to East</b> B-3 Tri-State Mailing Systems
	<b>to South</b> I-1 Scott's Lawn Care, Tri-State roofing	

**GENERAL LAND USE CRITERIA**

**Apply, if marked below:**

*Described in Comprehensive Plan on pages 445-448*

**Environmental ☒**

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

**Urban Services ⌘**

- U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

**Development Patterns ❖**

- ❖ **D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ❖ **D7** Non-Residential Development
- D8** Building Quality

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business Plan Area, where general business uses are appropriate in limited locations.

**SPECIFIC LAND USE CRITERIA**

- (a) **Building and lot patterns; outdoor storage areas** – Building and lot patterns should conform to the criteria for “Non-Residential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards (D1).
- (b) **Logical zoning expansions of proportional scope** - Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansions and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

**Applicant's Findings**

Subject property is located in a Business Plan Area where light industrial uses are appropriate in limited locations.

Applicant proposes to construct a Union Hall on the subject property, which is presently an undeveloped lot. The proposed use is similar to facilities previously constructed by other Union Organizations in the immediate area at 3117 and 3128 Alvey Park Drive West. The Alvey Park area has developed as a mixed-use area consisting of I-1, B-3 and B-4 zoning classifications and uses.

Specific criteria that apply to placement of a general business use with a Business Plan Area are as follows:

- (a) **Building and Lot Pattern: Outdoor Storage Yards.** Building and lot patterns should conform with the criteria for “Non-residential Development” (D7). Outdoor storage yards criteria do not apply to this application. Proposed use is an expansion of existing non-residential use in the area, limited in scope, and is a logical expansion of B-4 General Business Use in the area.
- (b) **Logical zoning expansions of proportional scope.** Existing business uses may be expanded onto contiguous land that generally abuts the same streets. The expansion of a general business zone should not significantly increase the extent of the zone in the

vicinity of the expansion and should not overburden the capacity of roadways and other urban services that are available in the affected area. The Alvey Park Development has direct access to KY 54 and is further served by [an access easement to] Villa Point, which now connects to Fairview Dr.

- (e) New locations in Business Plan Areas.  
Not applicable to this application.

The proposed rezoning complies with all applicable criteria and is therefore in compliance with the adopted Comprehensive Land Use Plan.

### Planning Staff Review

The subject property is located in the 3101 block of Alvey Park Dr W. Land use criteria applicable to this proposal are reviewed below.

#### GENERAL LAND USE CRITERIA

##### Environment

No important environmental criteria apply to the subject property.

##### Urban Services

Water and electricity are available to the site. Sanitary sewage disposal must be provided on-site by septic system.

##### Development Patterns

The subject property is located in an area of mixed zoning and varied uses. Property to the east of the subject property fronting at 3216 Alvey Park Dr E is zoned B-3 and is used as Tri-State Mailing Systems. Property to the north is zoned B-4 General Business and is occupied by a local union hall for millwrights. Property to the south is zoned I-1 Light Industrial and is used as a lawn care business and a roofing contractor's business. Property to the west across Alvey Park Dr W is zoned B-4 General Business and is used as a union hall for plumbers and pipefitters. The applicant's proposal is consistent with the development patterns in the immediate vicinity.

#### SPECIFIC LAND USE CRITERIA

The applicant's proposal is a logical expansion of an existing General Business zone because the subject property is contiguous to existing General Business zones and uses. The applicant's proposal would not significantly increase the extent of the General Business zone or uses within the vicinity. The applicant's proposal would not

overburden the capacity of roadways and other necessary urban services which are available in the affected area.

### Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. Findings in support of this recommendation include:

1. The subject property is located within a Business Plan Area, where general business uses are appropriate in limited locations;
2. The subject property is contiguous to existing B-4 General Business zones and uses; and,
3. The applicant's proposal is a logical expansion because it is contiguous to existing B-4 General Business zones and uses, would not significantly increase the extent of the general Business zone within the vicinity, and would not overburden the capacity of roadways and other necessary urban services that are available in the affected area.