

SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONING ORDINANCE TEXT AMENDMENT

**ZOTA 2016-7: AMENDMENT TO ARTICLE 8-24 FOR THE
OFFICE, INDUSTRY AND RESEARCH PARK (P-2) ZONE**

REQUESTED BY: University of Kentucky

PROPOSED TEXT: See attachment
(Text underlined indicates an addition to the existing Zoning Ordinance;
text ~~dashed through~~ indicates a deletion.)

STAFF REVIEW:

Following the Zoning Committee meeting last December, the staff met with the University of Kentucky's representatives several times. They have clarified that there will not be a net loss of employment opportunities for Lexington-Fayette County in the Coldstream Research Park through this proposed text amendment. By increasing the floor area ratio, eliminating the 5 acre minimum lots size requirement, and reducing minimum yard setbacks for office and industrial uses, the intensity of office, research and industrial uses on the campus will better utilize the land; thus, allowing for some land to be dedicated to supportive uses, This has alleviated the staff's original concern about converting future employment land to sizable residential land uses, and the forfeiture of opportunities to attract businesses or employers. The University of Kentucky has also been very responsive in addressing the staff's concerns related to the elimination of future building setbacks.

In discussions with the University of Kentucky, the staff suggested focusing the zone more narrowly to their needs to compete on a national basis with other established university research campuses. While the P-2 zone is somewhat similar to the Economic Development (ED) zone of the Expansion Area, there are other elements that make it unique. The University has invested significant infrastructure in the Coldstream Research Campus over the past 25 years, and provided 1.3 million square feet of space, and more than 2,000 jobs (via 56 organizations) within their boundary. The University also has a Master Plan and design guidelines to regulate the look and feel of the campus. The staff believes this indicates a dedication to economic development that deserves some new flexibility in the regulatory framework of the P-2 zone.

The proposal to modify the P-2 zone is a direct result of the UK Master Plan completed in 2009. The proposed changes are now as follows:

- Modify the name of the zone to University Research Campus (P-2) Zone and update the intent of the zone accordingly;
- Add hospitals and veterinary/animal clinics and laboratories as principal permitted uses;
- Create a category of "Supportive Uses," which includes townhouses; multi-family residential; restaurants, brew-pubs and banquet facilities without live entertainment; hotels/motels; and designated retail sales and mixed-use areas.
- Move hotels and motels from a principal permitted use to a supportive use;
- Delete automotive service stations; gas pumps without an on-site employee; automobile and vehicle refueling stations; incidental residential dwellings (caretaker); and ecotourism activities as supportive, accessory or conditional uses;
- Clarify that the designated retail sales area may also be a mixed-use area;
- Add outdoor patio areas as an accessory use; add outdoor live entertainment as a conditional use;
- Adjust the list of prohibited uses based upon other use changes, add establishments for the storage, display, rental or sales of any type of vehicle as a prohibited use;

- Eliminate minimum lot requirements, reduce front yard requirement on collector and local streets within a park to 5', and reduce side yard requirement to 15';
- Reduce useable open space requirement to 40% across the entire P-2 zoned development;
- Increase maximum floor area ratio from 0.5 to 0.75;
- Increase maximum height of buildings to 120';
- Add parking standards for new uses;
- Provide more flexibility in landscaping requirements; eliminate requirement for 25 trees/acre; and provide for screening adjacent to residential structures;
- Require a summary report from the design committee in conjunction with any final development plan presented to the Planning Commission for consideration;
- Allow parking in required side and rear yards;
- Limit the allowable supportive use land area to a maximum of 15% of the overall P-2 development;
- Provide for phasing of supportive uses either concurrent or after construction of other principal permitted uses; and maintain 75%/25% ratio of uses until at least 250,000 square feet of other research campus uses are constructed.

After working with the University of Kentucky to address the stated concerns, the staff can offer a recommendation of approval of a staff alternative text. The staff alternative text very closely matches the most recent draft of this P-2 ZOTA submitted by the University.

The Staff Recommends: **Approval of the Staff Alternative Text**, for the following reasons:

1. The University of Kentucky has a proven track record of economic development, with over 1.3 million square feet of space that actively supports 56 organizations and over 2,000 employees in the Coldstream Research Campus. This text amendment will allow the University to more effectively compete with similarly situated research parks across the United States.
2. The proposed text amendment will allow for a higher intensity use of the research campus and allow additional supportive uses, such as a mixed-use village and residential dwelling units, while still providing significant areas of open space.
3. The proposed text amendment will rename the zone to the "University Research Campus (P-2) Zone" to support the university in implementing their Master Plan for the Coldstream Research Campus. After 25+ years, theirs is the only one in Lexington-Fayette County with this zoning designation.

WLS/TLW

12/1/16, 3/1/17 supp

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