

1. NEW LEXINGTON CLINIC, PSC ZONING MAP AMENDMENT & LEXINGTON CLINIC (LABELLE SUBDIVISION, UNIT 1)(AMD) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00013: NEW LEXINGTON CLINIC, PSC (9/2/18)*- an amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone, for 0.42 net (0.75 gross) acre and from a Single Family Residential (R-1C) zone, for 1.41 net (1.88 gross) acres to a Professional Office (P-1) zone, for properties located at 437, 441, 445, 449 and 453 Parkway Drive and 1221 S. Broadway (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner proposes to redevelop the Lexington Clinic site, and incorporate several single-family lots that front along Parkway Drive into the professional office development. The six-story medical office structure and a secondary office are proposed to be removed, and replaced with two medical office buildings with 120,000 square feet of space. Additional off-street parking is also proposed on the site.

The Zoning Committee Recommended: Approval to the full Commission.

The Staff Recommends: Approval, for the following reasons:

1. The requested rezoning to a Professional Office (P-1) zone is appropriate, and the existing Single Family Residential (R-1C) and Planned Neighborhood Residential (R-3) zones are no longer appropriate for the following reasons:
 - a. The P-1 zone is compatible with the existing Lexington Clinic and will allow for a uniform redevelopment of the site.
 - b. The expanded P-1 zoning will allow for a consistent redevelopment frontage along South Broadway, disperse traffic by eliminating the front entrance to the clinic on South Broadway and allow the campus to remain in its currently location.
 - c. The existing residential zones are inappropriate because the business and recreational/governmental uses along South Broadway and Parkway Drive have surrounded the subject properties, making residential living uncharacteristic. The existing residential zoning is bound by Parkway Drive, the existing Lexington Clinic medical office zoning and development, and the Division of Parks and Recreation's parking lot for its facilities at the end of Parkway Drive. In addition, a small hotel exists along the south side of Parkway Drive at its intersection with South Broadway.
 - d. The Parkway Drive right-of-way and the existing parking lot are appropriate land use buffers between the remaining residential properties on the opposite side of Parkway Drive and the R-1C zoning associated with the Gay Brewer Jr. golf course.
 - e. The existing vacant residential lot at the corner of Parkway Drive and South Broadway has been underutilized along this urban major arterial corridor for more than 30 years.
2. The requested rezoning is supported by several of the recently adopted 2018 Comprehensive Plan's Goals and Objectives. The proposed zone change associated with the expansion and redevelopment of the Lexington Clinic site with a state-of-the-art healthcare facility will support infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2); support local assets to further the creation of a variety of jobs (Theme C, Goal #1); attract the world's finest jobs [employees] (Theme C, Goal #2); work to achieve an effective and comprehensive transportation network, specially by prioritizing pedestrian-first design (Theme D, Goal #1 and #1a.); and uphold the Urban Service Area concept (Theme E, Goal #1).
3. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00053: Lexington Clinic (LaBelle Subdivision, Unit 1) (Amd), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-18-00053: LEXINGTON CLINIC (LABELLE SUBDIVISION, UNIT 1)(AMD) (9/2/18)* - located at 1203, 1207, 1215, 1221, & 1225 S. BROADWAY; 406 & 410 GIBSON AVENUE; 1301 DUNCAN AVENUE; AND 437, 441, 445, 449 & 453 PARKWAY DRIVE, LEXINGTON, KY. (Carman)

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property P-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

5. Dimension all buildings.
6. Denote Final Record Plat information on plan.
7. Denote existing and any proposed easements.
8. Delete side and rear yard setback lines.
9. Discuss improvements to Harrodsburg Road.
10. Discuss transit stop and shelter.
11. Discuss pedestrian access to exiting & proposed buildings.

Staff Zoning Presentation – Ms. Wade presented the staff report and recommendations for the zone change. She displayed photographs of the subject properties and aerial photographs of the general area. She said that the applicant opined that the application was in agreement with several of the Goals & Objectives from the 2018 Comprehensive Plan, which are: supporting support infill and redevelopment throughout the Urban Service Area; supporting assets to further the creation of a variety of jobs; attracting the world's finest jobs and employees; working to achieve an effective and comprehensive transportation network by specializing pedestrian-first design; and upholding the Urban Service Area concept. She said the staff found that the existing R-1C and R-3 zones are longer appropriate and that the proposed P-1 zone is appropriate.

Ms. Wade said the applicant is proposing this zone change in order to expand the property size for the Lexington Clinic. She said the applicant proposes to remove the current building and a smaller office building located on the site and construct two independent office structures, and off-street parking. She said the petitioner suggested conditional zoning restrictions as part of their application; however the staff doesn't believe they are necessary, since the surrounding commercial/higher intensity zones are already present and the nearby residential zones are over 100 feet away. She said that the staff and the Zoning Committee are recommending approval of this zone change.

Development Plan Presentation – Mr. Martin presented a rendering of the preliminary development plan associated with this zone change. He said the existing surgical center, will remain on the site, but the applicant is proposing two new buildings. He said that one of the buildings will be 79,000 square feet and the other one will be 41,000 square feet. He said the applicant is also constructing 634 parking spaces for this redevelopment. He said that this will be a phased development, because they will continue to use the existing facility as they construct the new buildings. He said that the access on S. Broadway will be closed to traffic, making the access on Parkway Drive and to the traffic signal at Gibson Avenue, the primary access point. He said that there have been discussions regarding improvements on Harrodsburg Road and whether or not another traffic signal will be needed, which will be addressed at the time of the Final Development Plan. He also said that there is a large area of the subject property located within the floodplain and the applicant is proposing some detention areas in that location.

Mr. Martin said there are the standard sign-off conditions, a few clean up conditions and conditions #9, #10, and #11, could be changed to add shall be resolved at the time of the Final Development Plan. He said that there are many transit users in this area, and there already is a transit stop, which will be changed to a transit shelter. He said that the Subdivision Committee did recommend approval of this plan.

Applicant Presentation – Mr. Steve Rochelle, attorney representing the petitioner, said that the applicant is in agreement with the staff's recommendations, including withdrawing the request for conditional zoning restrictions.

Citizen Comment – There were no citizens present to speak to this application.

Commission Question – Ms. Mundy asked the staff if the applicant had met with the residents in this vicinity. Dr. Andy Henderson of Lexington Clinic, said in regards to the neighbors, that one of the homeowners had expired this past spring. He said that he met with three of the homeowners, who were enthusiastic and excited about this proposal. He added that he hasn't met with the last homeowner yet.

Zoning Action – A motion was made by Mr. Forester, seconded by Mr. Brewer, and carried 8-0 (Berkley absent) to approve PLN-MAR-18-00013: NEW LEXINGTON CLINIC, PSC, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Forester, seconded by Mr. Brewer, and carried 8-0 (Berkley absent) to approve PLN-MJDP-18-00053: LEXINGTON CLINIC (LABELLE SUBDIVISION, UNIT 1)(AMD), with the revised conditions provided by the staff as follows:

1. Provided the Urban County Council rezones the property P-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Dimension all buildings.
6. Denote Final Record Plat information on plan.
7. Denote existing and any proposed easements.

8. Delete side and rear yard setback lines.
9. Resolve ~~Discuss~~ improvements to Harrodsburg Road at the time of the Final Development Plan.
10. Resolve ~~Discuss~~ transit stop and shelter at the time of the Final Development Plan.
11. Resolve ~~Discuss~~ pedestrian access to exiting & proposed buildings at the time of the Final Development Plan.

Mr. Ruschell asked if the motion included the withdrawal of the conditional zoning restrictions. Ms. Wade said that the staff didn't recommend including those restrictions, and the Planning Commission approved the staff's recommendations.