

The Applicant, Shoppers Village of Richmond, LLC is requesting a zone change from the Wholesale and Warehouse Business (B-4) zone to the Light Industrial (I-1) zone for the 5.15 net acres designated as 2375 Fortune Drive, Lexington, Kentucky (“Subject Property”) on the basis that the existing zoning of Wholesale and Warehouse Business (B-4) is inappropriate and the proposed I-1 zoning is appropriate. The principal permitted uses in the B-4 zone are permitted uses in the I-1 zone. Replacement of the existing B-4 zoning by I-1 zoning will permit the Subject Property to be used for light manufacturing and research and development in addition to the uses permitted in the B-4 zone

The Subject Property is located at the northwest corner of Trade Center Drive and Fortune Drive with good access to New Circle Road and to Winchester Road. The parcel of land at issue is adjacent to properties along Jingle Bell Lane that are zoned I-1. The building on the Subject Property contains approximately 74,150 square feet and was most recently occupied by the Lexington Herald Leader to facilitate the distribution of the local newspaper. A potential new occupant of the Subject Property proposes to use the building for light manufacturing, offices, and research and development. The new use of the building will create a substantial number of new high-tech jobs.

The requested zone change will promote Theme C of the Goals and Objectives of the 2018 Comprehensive Plan adopted November 16, 2017 by facilitating the creation of high tech jobs. Manufacturers, such as the potential user of the subject property, prefer to consolidate their office, manufacturing and research and development functions under a single roof to encourage collaboration and to promote efficiency. The proposed zone change will permit all of the uses proposed by the potential new occupant to co-exist on the Subject Property. The additional uses permitted by the I-1 zone are compatible with the uses on adjoining properties and in the properties along Fortune Dr. and Trade Center Dr. The additional uses permitted by the I-1 zoning will enable the creation of high tech jobs and encourage economic growth by allowing the potential user of the property to conduct multiple functions in one location. The I-1 zoning substantially conforms with the Comprehensive Plan for this property as the planned B-4 uses will continue to be permitted on the property while additional uses will also be added to allow the creation of a substantial number of high tech jobs. This will be in furtherance of Theme C, Goals 1 and 2 of the Comprehensive Plan.