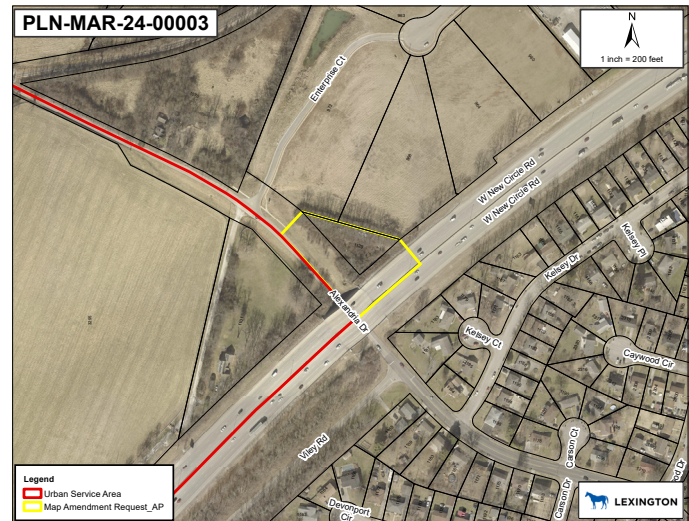


STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00003 WILLIAM E. MCALPIN

DESCRIPTION OF ZONE CHANGE

Zone: From an Agricultural Rural (A-R) zone
Change: To a Light Industrial (I-1) zone
Acreage: 0.481 net (1.675 gross) acres
Location: 1120 Alexandria Drive



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	A-R	Vacant
To North	I-1	Vacant
To East	R-1D	Single Family Residential
To South	R-1C	Single Family Residential
To West	A-R	Agricultural

URBAN SERVICE REPORT

Roads - The subject property has frontage on Alexandria Drive, a two-lane collector roadway. In addition, the eastern portion of the property adjoins right-of-way for W. New Circle Road (KY 4), a six lane divided highway.

Curb/Gutter/Sidewalks - This portion of Alexandria Drive lacks curb or gutter facilities. Sidewalks are present on the road frontage for the adjoining parcel at 972 Alexandria Drive; however, no other parcels in the vicinity have sidewalks.

Storm Sewers - The subject property is located within the Wolf Run watershed. There are no FEMA Special Flood Hazard Areas or environmentally sensitive areas in the subdivision, or the immediate vicinity.

Sanitary Sewers - The subject property is in located in the Wolf Run sewershed, and will be served by the Town Branch Wastewater Treatment Plant on Lisle Industrial Avenue. Sanitary sewer capacity will need to be verified prior to certification of a final development plan for the proposed change of land use at this location.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area, and could be extended to serve the property.

Refuse - The Urban County Government serves this area with refuse collection on Mondays.

Police - The subject property is served by the West Sector Roll Call Center located on Old Frankfort Pike near New Circle Road, approximately one mile from the subject property to the northeast.

Fire/Ambulance - Fire Station #14 is the nearest station to these site and is located approximately 0.88 miles southeast of the subject property at the intersection of Alexandria Drive and Roanoke Road.

Transit - There are no transit stops within proximity of the site.

Parks - Valley Park is located approximately 1/4 mile southeast of the subject property, on the inside of New Circle Road.

SUMMARY OF REQUEST

The applicant is seeking to rezone the subject property to the Light Industrial (I-1) zone in order to establish a storage warehouse for personal use.

PROPOSED ZONING



The intent of this zone is to provide appropriately located manufacturing, industrial, and related uses. The zone is intended to bolster Lexington's economy through diverse employment opportunities for the Bluegrass Region. The uses allowable within this zone involve low-impact manufacturing, industrial, and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. To a lesser extent and where applicable, this zone is also intended to provide for the mixture of uses that promotes the adaptive reuse and redevelopment of older structures. The reuse of older structures is intended to allow for a more sustainable option for the revitalization of applicable properties, while providing employment, residential, and/or entertainment opportunities for the surrounding neighborhoods. Adequate buffering and separation from lower intensity land uses is necessary. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner proposes to construct a 6,300 square-foot warehouse to store his personal vehicles and equipment. In addition, the applicant is proposing to provide five parking spaces adjoining the structure.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has not provided any information regarding their public outreach efforts. The applicant should provide further information on efforts made to engage the surrounding area.

PROPERTY & ZONING HISTORY



The subject property has been zoned Agricultural Rural since before the Comprehensive rezoning of the City and County in 1969. According to the letter of justification, this parcel was originally part of a larger adjoining agricultural tract that was divided off as a result of right-of-way acquisition for New Circle Road. Since it was divided from the parent tract, the parcel has remained vacant.

APPROPRIATENESS JUSTIFICATION



Per KRS 100.213, in absence of a finding that a Zoning Map Amendment is in agreement with the adopted comprehensive plan, the applicant can utilize an alternate justification in order to rezone the property, finding:

- That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; or*
- That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area*

The applicant opines that based on the parcel's location, size, isolation, and lack of access, that they are unable to demonstrate agreement with the Comprehensive Plan with this request. In lieu of proving agreement with the Comprehensive Plan, the applicant instead is arguing that the current zone is inappropriate, and the chosen zone is appropriate. The applicant states that at under half an acre in size, and with an unconventional triangular shape, the subject property is unable to be effectively farmed. The applicant further states that the parcel's location directly adjacent to New Circle Road and Alexandria Drive and physical separation from other residential uses makes this location unsuitable for residential development

The applicant opines that the proposed Light Industrial (I-1) zone is appropriate. The subject property adjoins

several existing industrially zoned properties that are poised to be developed in the future. The applicant is proposing to utilize cross-access with the industrial parcels in order to avoid creating a potentially hazardous direct access point onto Alexandria drive near the New Circle Road overpass. The applicant states that the proposed storage warehouse building will be a low-intensity use that will serve as a transition to the higher intensity industrial uses proposed along Enterprise Court to the northeast.

Staff agrees that the current zone for the property is inappropriate, and the chosen zone is appropriate. The subject property is significantly smaller than typical in the A-R zone, which requires a 40-acre minimum parcel size and setbacks that far exceed the depth of this parcel. Due to the two adjoining roadways, the land is isolated and unable to be consolidated with existing agricultural parcels, and is separated from other residential development in the area. The applicant's proposed Light Industrial (I-1) zone matches existing zoning in the area, and allows for a low-impact storage warehouse use that will minimize traffic to the site.



PARKING DEMAND MITIGATION STUDY

Under the requirements of the newly adopted Parking and Landscaping Zoning Ordinance Text Amendment, all "Significant Developments," or developments with over 5,000 square-feet of building coverage that require a Zoning Map Amendment, shall provide a Parking Demand Mitigation Study for the project that details the following information:

1. Review of national best practices for parking calculations for the project, including the current ITE Manual Parking ranges or the ranges produced by the ITEParkGen Report;
2. The anticipated parking demand for the project;
3. How the anticipated parking demand will be satisfied on-site or off-site;
4. The methods and strategies to be implemented in order to reduce vehicle trips by site users;
5. The methods and strategies to be implemented in order to promote transportation options by site users;
6. The projected mode share by site users from the utilization of the study's strategies.

The applicant has not provided any information regarding a Parking Demand Mitigation Study. While the applicant has indicated that the warehouse structure will primarily be for limited personal use, the applicant is still required to provide this information for evaluation during the zone change process.



CONDITIONAL ZONING RESTRICTIONS

Given the subject property's location to relative to existing neighborhoods, as well as the sight visibility concerns near the W New Circle Road overpass, staff recommends the following conditional zoning restriction:

Conditional Zoning

- a. *Under the provisions of Article 6-7 of the Zoning Ordinance, the following use shall be prohibited:*
 1. *Advertising signs as defined in Article 17-3(b)(1) of the Zoning Ordinance*

This restriction is necessary and appropriate due to the close proximity of residential uses to the southeast, and to prevent potential distractions near at the W New Circle Road overpass.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The current Agricultural Rural (A-R) zone is inappropriate for the following reasons:
 - a. At less than half of an acre in size, the subject property is too small to farm effectively, and is out of character with the standard 40-acre minimum lot size required in the Agricultural Rural (A-R) zone.
 - b. The parcel is physically separated from other nearby agricultural uses by existing roadways, and is located within the Urban Services Area.
 - c. The intensity of Alexandria Drive and New Circle Road, and the lack of existing connections in the vicinity makes the subject property ill-suited for single-family residential development.
2. The proposed Light Industrial (I-1) zone is appropriate, for the following reasons:
 - a. The subject property adjoins an industrial park with existing Light Industrial (I-1) zoning.
 - b. The Light Industrial zone will allow for a low-traffic personal warehouse use on a parcel that due to its size and location is ill-suited for residential, agricultural, or commercial development.
 - c. The proposed use will act as a transition to the more intense industrial uses on Enterprise Court, and will not negatively impact nearby properties outside of the Urban Services Area.
3. This recommendation of approval is made subject to the following conditional zoning restriction:
 - a. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use shall be prohibited:
 1. *Advertising signs as defined in Article 17-3(b)(l) of the Zoning Ordinance*

This restriction is necessary and appropriate due to the close proximity of residential uses to the southeast, and to prevent potential distractions near at the W. New Circle Road overpass.
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00007 ALEXANDRIA STORAGE prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.