

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2014-6: LEXINGTON VEIN & AESTHETIC CENTER, PLLC

DESCRIPTION

Zone Change: From a Single Family Residential (R-1B) zone
To a Professional Office (P-1) zone

Acreage: 0.661 net (1.0641 gross) acres

Location: 3116 Harrodsburg Road

EXISTING ZONING & LAND USE

| <u>Properties</u> | <u>Zoning</u> | <u>Existing Land Use</u> |
|--------------------------|----------------------|------------------------------------|
| Subject Property | R-1B | Single Family Residential |
| To North | R-1C | Single Family Residential |
| To East | R-1B | Masonic Lodge & Fire Station |
| To South | R-1B & R-3 | Vacant & Single Family Residential |
| To West | R-3 | Single Family Residential |

URBAN SERVICES REPORT

Roads – Harrodsburg Road (US 68) is a four-lane divided arterial highway that does provide direct access to the subject property. A median opening is situated along the frontage of the subject lot for the terminus of a service road along this arterial. The service road connects to Arrowhead Drive, which is a collector street, just to the east of Fire Station #20. Other residential and professional office developments have direct access to this service road, east of Arrowhead Drive, as far east as Corporate Drive, which has a signalized intersection with Harrodsburg Road.

Curb/Gutter/Sidewalks – There are no curb, gutter and sidewalks along the frontage road parallel to Harrodsburg Road, or along that arterial roadway.

Storm Sewers – The subject property is less than one acre in size, and as such, the adopted Engineering Manuals do not automatically require stormwater improvements on the subject property, but on-site stormwater detention is proposed. However, water quality improvements may be necessary. This property is within the South Elkhorn Creek watershed, and there are not any known floodplain problem areas on or near the subject property.

Sanitary Sewers – Sanitary sewers are available to the subject property. Most properties surrounding the subject property have already been developed. This property lies within the South Elkhorn sewershed and is served by the West Hickman sewage treatment plant. The South Elkhorn pump station serving this area of the community has recently been upgraded.

Refuse – The Urban County Government serves this area with collection on Mondays. Commercial developments, including some office buildings, often contract for more frequent service.

Police – The nearest police station is the Headquarters located on East Main Street downtown, approximately 5 miles to the northeast of the subject property.

Fire/Ambulance – The nearest fire station (#20) is within 200' of the subject property, located at the southwest corner of Arrowhead Drive and Harrodsburg Road.

Utilities – All utilities, including phone, electric, water, natural gas, cable television, and streetlights are available in the subdivisions surrounding this development, and can easily be extended to serve this property.

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 rezone the subject property to P-1 in order to develop a new medical office building on the site.

CASE REVIEW

The petitioner has requested a zone change from a Single Family Residential (R-1B) zone to a Professional Office (P-1) zone for a lot that is less than one acre in size, located a short distance west of Corporate Center on Harrodsburg Road.

The subject property is located a short distance west of Fire Station #20, at Arrowhead Drive. It is currently a single family home of about 2,800 square feet in size, and is located adjacent to a Masonic Lodge. The property is accessed via a service road that parallels Harrodsburg Road, and that access is proposed to remain. The Rabbit Run subdivision abuts the subject property to the south, and the Indian Hills Subdivision borders this location to the east.

The petitioner proposes to develop a 5,560 square-foot office building in the center of the subject property. Medical offices are proposed here, and they would be accessed from Harrodsburg Road by the access road that serves the Masonic Lodge and the Fire Station. Off-street parking is proposed around the building, and tree preservation areas are anticipated along the western and southern property lines (adjacent to the Rabbit Run and Indian Hills subdivisions), although the southern line is dominated by ash trees, which are under significant threat by the Emerald Ash Borer.

The future of this area was studied considerably in 2003, with consideration of the *Indian Hills Small Area Plan*. That adopted amendment to the 2001 Comprehensive Plan recommended that the subject property should be used for Professional Services (PS) in the future, in part because, unlike most of the other residential properties in this vicinity, its access is to the Harrodsburg Road service road, and because of noise impacts from that highway upon the residents of the existing dwelling. The IHSAP identified that the dominant land uses in the vicinity of the Small Area Plan are for either residential or professional services land uses. The only exception to this finding, a decade later, is that there are some commercial and other public land uses in this immediate vicinity.

That Plan also recommended extensive landscape buffers along the edges of the property abutting existing residential uses. Specifically, the "Special Considerations" listed in that plan recommended that a minimum landscape buffer of 15' be established where any PS "land abuts any existing or planned Residential use." The 2007 Comprehensive Plan continued the IHSAP recommendation for Professional Services future land use for this site.

The petitioner's justification for this zoning change is based on the fact that the past three Comprehensive Plans have recommended Professional Services land use for this property. To this end, they cite three Goals and Objectives from the new Plan; specifically one (A.2), which supports infill & redevelopment in all areas of the Urban Services Area; and another (C.1.a), which calls for a variety of job opportunities in the Urban County. Also, the Plan promotes healthcare providers and small businesses (C.2.b. & D.2.b.).

From the text of the Plan, the petitioner offers that site redevelopment is encouraged to accommodate new growth over our planning period (p. 97). Growth in healthcare is especially recommended by the Plan (p. 78), and appropriate employment land uses near neighborhoods are also recommended (p. 74). In its review of the Plan, the staff would also cite the need to provide access between neighborhoods and jobs (p. 40 & p. 73), and the need for jobs with higher wages (p. 65).

The staff agrees with the applicant that the P-1 zoning is in agreement with the 2013 Comprehensive Plan. However, given that the *Indian Hills Small Area Plan* is now 11 years old and not otherwise specifically mentioned by the 2013 Plan, the need for a significant (15' wide) landscape buffer to the south and west of the subject property can be debated. The staff may offer conditional zoning restrictions for this landscape buffer, or at least a detailed discussion as part of the corollary Preliminary Development Plan, at the scheduled public hearing for this zone change request.

The Staff Recommends: Approval for the following reasons:

1. The requested Professional Office (P-1) zone for the subject property is in agreement with the 2013 Comprehensive Plan, and is also in agreement with the land use recommendations of the *Indian Hills Small Area Plan*, adopted as an amendment to the 2001 Comprehensive Plan, which preceded it.
2. The 2013 Goals and Objectives support infill & redevelopment in all areas of the Urban Services Area (A.2), call for a variety of job opportunities to be provided in the Urban County (C.1.a), and promote growth for healthcare providers and small businesses (C.2.b. & D.2.b.).
3. The text of the 2013 Comprehensive Plan encourages site redevelopments to accommodate new growth over our planning period (p. 97). Also, growth in healthcare is especially recommended by the Plan (on p. 78) and appropriate employment land uses near neighborhoods are also recommended (on p. 74). Further, the Plan states the need to provide access between neighborhoods and jobs (p. 40 & p. 73), and the need for jobs to be provided locally with higher wages (p. 65).
4. This recommendation is made subject to approval and certification of ZDP 2014-17: Indian Hills Subdivision (Lexington Vein Center, PLLC) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.