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June 5, 2023

Lexington-Fayette Urban County Planning Commission  
Lexington-Fayette Urban County Government  
101 East Vine Street  
Lexington, KY 40507

Zone Map Amendment Request for 300 Canebrake Drive (the “Property”)  
from Agricultural Rural (A-R) zone to Agricultural-Buffer (A-B) zone

Dear Members of the Planning Commission:

We represent Sayre College d/b/a Sayre School (“Sayre” or “Applicant”) and on its behalf have filed a zone map amendment request for the property located at 300 Canebrake Drive. The current zoning is Agricultural Rural (A-R) zone and the requested zone is Agricultural-Buffer (A-B) zone. We also are requesting a conditional use permit for Sayre’s existing 50-acre Athletic Campus. This is the next step in Sayre’s multi-step process to receive permission to construct an indoor training facility for Sayre students after the recent approval for a Zoning Ordinance Text Amendment to the Agricultural Buffer zone.

Since 2005, the Sayre Athletic Campus has offered a successful way for a landlocked school in downtown Lexington to provide desired athletic facilities for its student body. As the variety of sport offerings have grown, so too has the need to provide its student with safe facilities to train and practice throughout the year and in all weather conditions. Over the past year, Sayre has been exploring the best possible route to add a new indoor facility in a manner that is least impactful to its neighbors and the agricultural community. After the recent approval of Sayre’s text amendment, we now have the opportunity to rezone the property to A-B and request a conditional use permit under Zoning Ordinance Section 8-2(d)(21) for a commercial and non-commercial indoor and outdoor recreational facility with outdoor lighting, loudspeakers, and limited concession sales. The only change to the existing Athletic Complex is the addition of a new structure that is an approximately 7,200 square foot indoor weight room/training facility and showing additional onsite parking. The facility will be limited to Sayre students and does not have plumping or air conditioning. As such, there will be no impact to any of the existing utilities or other infrastructure serving the Property. This will increase the total square footage of all structures to approximately 23,000 square feet. The Zoning Ordinance authorizes up to just over 44,000 square feet for structures on the Property.

This zone change request is in agreement with the Comprehensive Plan as it upholds the Urban Service Area preservation strategy by safeguarding the rural area, fulfills the intent and recommendations of the Rural Land Management Plan as the Property is show as a Buffer Area on the Rural Land Categories map, and does not endanger the surrounding agricultural area.

The proposed project meets the following Goals and Objectives of the Comprehensive Plan:

**Theme D - Improving a Desirable Community**

**Goal 2:** Support a model of development that focuses on people-first to provide accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors.

**Objectives:**

- b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.

**Theme E - Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land**

**Goal 1:** Uphold the Urban Service Area concept.

**Objectives:**

- b. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.

**Goal 3:** Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers. To ensure Lexington is responsive to its future land use needs, this Goal shall be superseded and no longer in effect upon completion of Theme E, Goal 4, Objective D.

The Rural Land Management Plan describes the Buffer Area Category as: "This land category is designed to encompass certain areas that can serve as buffers between urban or rural uses and/or land in other jurisdictions. These areas could allow for more uses or slightly intensified uses than those recommended in the CARL and NAT categories." Specifically, the Property is adjacent to the Blue Sky Industrial Rural Activity Center. As such, the existing use and proposed conditional use modification acts as a perfect buffer between the intensity of Blue Sky and the 10-acre residential tracts along Canebroke Court and Canebroke Drive. The site only has limited activity focused on sporting events and practices. And, it certainly is a step down from the intensity of the industrial uses in Blue Sky (such as the directly adjacent UPS Freight and Transportation Center). There are existing physical and landscaping buffers between the Property and the surrounding uses as called for in the Rural Land Management Plan and the use will continue to be compatible with our agricultural and residential neighbors. As such, the proposed zone change meets the intent of the Rural Land Management's Plan desire for the Buffer Area.

The proposed conditional use will allow for approval of the existing loudspeaker system that was installed several years ago, which is believed to be non-conforming with the existing conditional use permit. While the previous Board of Adjustment minutes references the installation of a loudspeaker system, it does not appear to have been approved similar to the existing concession sales that were specifically permitted through the governing conditions. This oversight was not intentional, and Sayre fully disclosed the non-conforming nature of the site during the text amendment process. Sayre does not believe that the loudspeaker addition has had an adverse impact to the surrounding area as several of our neighbors were in support of the text amendment specifically authorizing loudspeakers as a new conditional use permitted in the A-B

zone. All necessary public facilities and services, including roads, approved septic systems, utilities, refuse collection, police and fire protection, are available and adequate to serve the proposed use. A development plan has been submitted with this application which reflects the existing facilities, proposed new structure, existing and proposed parking, and access to the Property. Sayre's continued use of the existing facilities will not interfere with any neighboring resident, businesses, or agricultural use.

We will be at the July public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC

A handwritten signature in blue ink, appearing to read "N. Nicholson", is positioned above the printed name.

Nick Nicholson

NN:NN