

Public Comment – Mr. Well showed the Planning Commission photos of the pond close to the property.

Commission Comment – Mr. Davis and Mr. Forester indicated that they both thought that the staff and applicant would work it out because it is affordable housing, but Mr. Forester stated that you have to respect staff's opinion too.

Mr. Bell said that he was concerned that if the other business that the applicant does not come like they thought, there would just be this small pocket of residential with a lot of industrial land.

Mr. Martin gave a brief history of that area and said that originally this whole area was going to be industrial, and then it got rezoned to include a lot of residential because that was driving the market, but then ultimately went back to industrial.

Ms. Wade stated that residential land is always developed faster because the demand is quicker than industrial demand.

Mr. Michler said he was torn at the Zoning Committee meeting because we need affordable housing, but should we put it along a railroad track surrounded by industrial. Additionally, he stated that this was a traditional way to place affordable housing but is not sure the Comprehensive Plan is telling us to do that.

Ms. Worth agreed and said that traditionally affordable housing is placed where people who can afford housing would not want to live and that is a problem.

Ms. Meyer said she appreciated what Winterwood is trying to do here, but does not think this is the best way to do it.

Zoning Action – A motion was made by Ms. Worth seconded by Mr. Penn and carried 7-2 (Ayes-Bell, de Movellan, Meyer, Michler, Penn, Pohl, and Worth) (Nays- Davis and Forester) (Barksdale and Nicol absent) to disapprove PLN-MAR-22-00012: WINTERWOOD INC. (AMD)

Development Plan Action – A motion was made by Mr. Penn, seconded by Ms. Worth and carried 9-0 (Barksdale and Nicol absent) (Bell abstaining) to indefinitely postpone PLN-MJDP-22-00048: SAMS & LARKIN PROPERTY (AMD) for reasons provided by staff.

## 2. **NORTHYARD, LLC ZONING MAP AMENDMENT & GREYLINE STATION & MARKET (FKA TRANSIT AUTHORITY OF LFUCG)(AMD) ZONING DEVELOPMENT PLAN**

- a. **PLN- MAR-22-00013: NORTHYARD, LLC** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Light Industrial (I-1) zone, for 2.3827 net (2.5584 gross) acres, for property located at 101 and 109 W. Loudon Avenue.

### COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. 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.

This petitioner is proposing the Light Industrial (I-1) zone in order to allow for production type uses within the existing Greyline Station Adaptive Reuse Project. In particular, the applicant wishes to utilize space within the existing workshop building in order to establish a kombucha brewery. While the scope of uses is proposed to be expanded, the footprint of the existing structures and the layout of the parking areas and landscaping are not proposed to be changed with this request.

The Zoning Committee Recommended: **Approval with the addition of zoning restrictions.**

The Staff Recommends: **Approval**, for the following reasons:

1. The requested Light Industrial (I-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:

- a. The proposed development will support context sensitive redevelopment of land within the Urban Service Boundary by allowing for adaptive reuse of an existing industrial building (Theme A, Goal #2.b)
- b. The proposed rezoning will help with the creation of a variety of jobs (Theme C, Goal #1.a) by allowing for new uses, and providing existing businesses in this development additional flexibility to package their products for use and consumption off-site.
- c. The proposed rezoning will help attract young, culturally diverse professionals by expanding the permitted uses on-site to include popular uses such as the proposed brewery (Theme D, Goal#2.d)
2. The requested Light Industrial (I-1) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
  - a. As the development will not physically change under this request, the proposed development will remain context-sensitive, meeting Design Policy #4.
  - b. The proposed development meets Density Policy, #3 as the additional production capabilities provided by the change in zoning will encourage further growth of neighborhood supportive uses by allowing them to engage in light production activity.
  - c. Finally, the request meets Livability Policy #6 by providing the opportunities to accommodate additional entertainment and amenity opportunities that appeal to young professionals.
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the applicant will keep the current site configuration, retain the historically significant Greyline Station structure, while allowing for increased zoning flexibility.
  - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposal will retain the existing pedestrian connections, proximity to transit stops, and access to dedicated bike lanes.
  - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the request will not result in any physical changes to the site, and all existing water management systems will be retained.
4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00060 GREYLINE STATION & MARKET (FKA TRANSIT AUTHORITY OF LFUCG), 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-22-00060: GREYLINE STATION & MARKET (FKA TRANSIT AUTHORITY OF LFUCG) (AMD) (12/4/2022)\* - located at 101 AND 109 W. LOUDEN AVENUE, LEXINGTON, KY  
Council District: 1  
Project Contact: Chad Needham Properties  
Planning Contact: C. Gallt

Note: The purpose of this amendment is to update proposed land uses, in support of the requested zone change from Wholesale and Warehouse Business zone (B-4) to Light Industrial zone (I-1).

Note: This plan requires the posting of a sign and an affidavit of such.

The Staff Recommends Approval, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Update land use and parking table to include zone change.
8. Depict street cross-sections on plan face.
9. Correct commission's certification.
10. Remove the conceptual drainage arrows and storm inlets off plan face.
11. Remove notations for gravel in parking lot.
12. Remove dashed lines for project limits.
13. Discuss Placebuilder criteria.

Staff Presentation – Mr. Baillie indicated that this application couldn't be heard in an abbreviated fashion. There was no opposition voiced by any Planning Commission member or attending community members. Mr. Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject properties and of the general area. He stated that the applicant was seeking a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Light Industrial (I-1) zone, for 2.3827 net (2.5584 gross) acres, for property located at 101 and 109 W. Loudon Avenue. Mr. Crum indicated that this zone change is to establish a kombucha brewery and that the Place Type and Development Type would be appropriate for this location.

Mr. Crum oriented the commission to the surrounding area and the surrounding zoning near this location. Mr. Crum stated that the applicant is not looking to expand their operation, instead they are using the existing structures for the brewing of kombucha. Additionally, Mr. Crum stated that this type of development was in line with the Comprehensive Plan because it is a quality infill development in an existing historic structure, with multi-modal paths of transportation.

Mr. Crum mentioned that there were concerns in the Zoning Committee meeting about the proximity to some mobile home residents to the development. Mr. Crum indicated that staff looked at other types of similar developments and came up with a list of prohibited uses that would be appropriate for the site and take into account the committee's concerns.

Mr. Crum concluded his presentation by stating that staff was recommending approval of this request and could answer any questions the Planning Commission might have.

Development Plan Presentation – Mr. Tom Martin oriented the commission to the development plan and indicated that there were no changes from the previous presentation in the committees. Mr. Martin highlighted existing buildings, parking, and some clean-up conditions. Mr. Martin concluded by stating that staff is recommending approval and could answer any questions that the Planning Commission has.

Applicant Comment – Chad Needham, applicant, gave a brief timeline of the project, neighborhood, and Greyline Station.

Commission Questions – Mr. Penn asked Mr. Needham if the operator was going to store any of the ingredients on-site. Mr. Needham indicated that all the ingredients would be locally sourced and the canning process would be taking place at the site.

Ms. Worth asked if there would be any type of by-product from the brewing process and how they will dispose of that by-product if there is one. Mr. Needham said that there was not one that he was aware of and that he lives above location of the current operation and has never noticed loud noises or smells from the process.

Zoning Action – A motion was made by Mr. Davis, seconded by Mr. Pohl and carried 8-0 (Barksdale and Nicol absent) (Bell abstaining) to approve PLN-MAR-22-00013: NORTHYARD, LLC with the additional conditions outlined by staff.

Development Plan Action – A motion was made by Mr. Davis, seconded by Mr. Pohl and carried 8-0 (Barksdale and Nicol absent)(Bell abstaining) to approve PLN-MJDP-22-00060 GREYLINE STATION & MARKET (FKA TRANSIT AUTHORITY OF LFUCG)

### 3. WINTERWOOD INC ZONING MAP AMENDMENT & WOODLAND CHRISTIAN CHURCH INC ZONING DEVELOPMENT PLAN

- a. PLN-MAR-22-00014: WINTERWOOD INC. – a petition for a zone map amendment from a Two-Family Residential (R-2) zone to a High Density Apartment (R-4) zone, for 1.089 net (1.346 gross) acres, for property located at 530 East High Street. This request includes a variance request to reduce the required parking from 102 spaces to 61 spaces and a Conditional Use permit for a place of religious assembly. The review of the variance and conditional use also includes property located at 205- 219 Kentucky Avenue.

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