

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2014-16: CALLER PROPERTIES, LLC

DESCRIPTION

Zone Change: From a Professional Office (P-1) zone
To a Neighborhood Business (B-1) zone

Acreeage: 0.588 net (0.852 gross) acre

Location: 626–634 Euclid Avenue

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	P-1	Professional Offices
To North	P-1	Professional Offices
To East	P-1 & R-1E	Professional Offices & Residential
To South	B-6P	Kroger Grocery Store
To West	P-1	Professional Offices

URBAN SERVICES REPORT

Roads – Euclid Avenue (KY 1974), which extends between Rose Street and the intersection of East High Street and Fontaine Road, is a minor arterial that is heavily travelled due partially to its location within the University of Kentucky campus and its direct connection to Fontaine Road and East High Street/Tates Creek Road. From Rose Street westward to South Limestone, a distance of about 1,900 feet, the roadway becomes Avenue of Champions; and from South Limestone to its terminus at South Upper Street (the length of only one block), it is known as Winslow Street. In front of the subject property, Euclid Avenue is a 3-lane roadway, which includes a dedicated center turn lane (right and left) with demarcated bike lanes on each side of the street. Marquis Avenue, which bounds the subject property to the east, is a local street that contains mostly residential properties, although a few professional offices and the new Kroger store are also along Marquis Avenue in this block. McCaws Alley, located to the rear of the subject property, runs between Park and Marquis Avenues and is approximately 12 feet wide. It provides access for many businesses that have frontage along this portion of Euclid Avenue.

Curb/Gutter/Sidewalks – Curbs, gutters and sidewalks exist throughout the area, which has a high level of pedestrian traffic.

Storm Sewers – Storm sewers exist within the Euclid Avenue right-of-way to serve the subject property, which is within the Town Branch watershed. There is no FEMA flood hazard area in the immediate vicinity, but the area has experienced periodic street flooding during heavy rains. The subject property is less than one acre in size; thus, the Division of Engineering Stormwater Manual may not require stormwater improvements for this development.

Sanitary Sewers – The subject property, as well as the entire surrounding area, is within the Town Branch sewer shed. The western half of Fayette County, of which the subject property is a part, is served by the Town Branch Wastewater Treatment Plant, located on Lisle Industrial Road, approximately one-half mile to the west of the site. It is uncertain whether there is sanitary sewer capacity in this “bank” for the proposed development.

Refuse – Trash collection is provided by the Urban County Government on Mondays in this part of the Urban Service Area. The application indicates that trash collection will be provided by LFUCG; however, oftentimes commercial properties contract with private companies for additional service.

Police – The subject property is within Police Sector 2 and is served by the Central Sector Roll Call Center, which is located on Eastland Parkway, approximately 2½ miles to the northeast of the property. The Police Headquarters on Main Street is actually closer to this location.

Fire/Ambulance – The nearest fire station (Station #5) is located on Woodland Avenue, less than a half mile from the subject property.

Utilities – Natural gas, telephone service, electric, water, streetlights, and cable service are all available to the subject and surrounding properties.

LAND USE 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 removing the three structures and replacing them with a 20,000-square foot mixed-use building. The petitioner proposes retail sales establishments on the first floor, and seven 2-bedroom dwelling units on the second floor of a new structure, with associated off-street parking.

CASE REVIEW

The petitioner has requested a zone change, from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for less than one acre of property located at the northwest corner of Euclid and Marquis Avenues.

The subject site is comprised of three lots, all of which contain a single-family residence that has been converted to a professional office use in the past. This location is not far from downtown and is even closer to the University of Kentucky campus: it is an active pedestrian business area with an urban character.

The subject property has frontage along Euclid Avenue, which is primarily zoned for professional office and neighborhood business uses. It also has frontage along Marquis Avenue, which transitions from business and professional office zoning near Euclid Avenue, to single family residential zoning that extends into the Ashland Terrace and Hollywood neighborhoods. Additionally, the subject property is bordered to the southwest by McCaws Alley, which connects Marquis Avenue to Park Avenue (northwest of the site) and provides commercial access to the rear of several businesses along Euclid Avenue, including the existing uses on the subject property. Across McCaws Alley and across Euclid Avenue, as well as to the immediate northwest, the site is bordered by other professional office uses.

The Euclid Avenue and Chevy Chase commercial area is characterized by a mixture of uses and a pedestrian-friendly atmosphere. A majority of commercial structures in this area are situated close to the public right-of-way, with between a zero- and twenty-foot setback; and parking is located either to the rear, on-street, or is within a parking garage for most businesses. The proposed corollary development plan depicts a building and site layout that is contrary to this general character.

The petitioner intends to demolish the three existing structures and replace them with a 20,000-square foot mixed-use building, proposing retail sales establishment(s) (with an accessory drive-through facility) on the first floor, and seven 2-bedroom dwelling units on the second floor of the new structure, and associated off-street parking.

The petitioner contends that the proposed re-zoning is in agreement with the 2013 Comprehensive Plan and the 1991 Aylesford East University Small Area Plan. The 2013 Comprehensive Plan recommends compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area to accommodate future growth needs in order to uphold the Urban Service Area concept (Theme E, Goal #1, Obj. b.). The petitioner also contends that the proposed rezoning is compatible with the immediately adjoining B-6P and P-1 zoning. Lastly, the petitioner goes into some detail about the recommendations of the Aylesford East University Small Area Plan, referencing the section about directing non-residential development to compact sites that are safely accessible to residents and that produce minimum impact to area housing.

Although a Small Area Plan (SAP) was adopted for the area surrounding the subject property, it was completed 23 years ago, and it is questionable as to whether it can still be considered an adopted element of the current 2013 Comprehensive Plan. While some of the ideas of that SAP still resonate, the Planning Commission and Council should not rely on plans that are no longer considered current. Of most concern to the staff is not that redevelopment is proposed at this location, but that the development is out of character with other recent development and improvements in the Euclid Avenue corridor. Although the proposed mixed-use building is (in concept) a good fit for this urban corridor, its setback and suburban design do not meet the newly adopted changes to the Neighborhood Business (B-1) zone. The staff is not opposed to the intensification of land use at this corner; however, the manner in which it is to be accomplished is vitally important.

Although the petitioner has not requested a variance, at least one may be necessary for the proposed application to be approved by the Planning Commission.

The Staff Recommends: Postponement, for the following reasons:

1. The proposed redevelopment of the subject property does not meet all the requirements of the Neighborhood Business (B-1) zone, and the proposed development would be out of character with the surrounding area. The petitioner should revise the corollary zoning development plan in order to meet the requirements of the proposed zone.

TLW/BJR/WLS

8/4/2014

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