

UPDATED FINDINGS

FOR ZONE MAP AMENDMENT

PLN-MAR-22-00023: IVCP ATHENS SOUTH, LLC



STAFF REVIEW

During preparation for the Public Hearing for this application, staff reviewed the initial findings for approval, which necessitate a modification of the recommendation. The staff initially recommended approval, including reference to Theme A, Goal #2, which seeks to support infill and redevelopment throughout the Urban Service Area as a strategic component of growth. While the Comprehensive Plan calls for infill and redevelopment within the community and the Rural Land Management Plan indicates that this portion of the Blue Sky Rural Activity Center is underutilized due to the terrain, this specific Goal is not applicable because it refers to infill and redevelopment within the Urban Service Area.

Additionally, staff recommends the inclusion of two objectives that were not previously addressed by the applicant, nor by staff. The applicant's justification and supplemental documentation indicates that the proposed development will drive economic development and will be significant in enhancing sports tourism in Lexington (Theme C, Goal #1.c). The proposed conditional use will also provide added entertainment space and other quality of life opportunities that attract young, and culturally diverse professionals, and a work force of all ages and talents to Lexington (Theme C, Goal #2.d).

STAFF RECOMMENDS: **APPROVAL**, FOR THE FOLLOWING REASONS:



1. A restricted Highway Service Business (B-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. The proposed development will create jobs and prosperity by showcasing local assets, which will be specifically focused on the promotion and enhancement of sports tourism, entertainment and other quality of life opportunities that attract young, and culturally diverse professionals and a work force of all ages and talents (Theme C, Goal #1, Theme C, Goal #1.c, Theme C, Goal #2, and Theme C, Goal #2.d).
 - b. The proposed development will enhance Lexington's ability to host regional athletic tournaments through the inclusion of the soccer stadium and training facility (Theme C, Livability Policy #3 of the Comprehensive Plan).
2. The justification and corollary development plan are in agreement with the 2017 Rural Land Management Plan, for the following reasons:
 - a. The proposed rezoning will allow for greater utilization of property within the Blue Sky Rural Activity Center that support highway and interstate service commerce, while also allowing for greater flexibility for job production, which would target the production of employment at higher wages.
 - b. The proposed development is situated along the portion of the property that is most heavily impacted by light, air and sound that are caused by Interstate 75 and is adequately buffered from the westernmost Agricultural Rural (A-R) zoning that abuts 5354 Athens Boonesboro Road.
 - c. The proposed development does not negatively impact the viewshed along Athens Boonesboro Road as the area is buffered by topographic variations and the established development along the roadway.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:
 - a. The following uses shall be prohibited:
 - i. Establishments and lots for the display, rental, sale, service, and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
 - ii. Minor or major automobile and truck repair.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASON:



- iii. Pawnshops.
- iv. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- v. Retail sale of automotive parts with storage and distribution of inventory to other local establishments under the same ownership.

The restrictions are necessary and appropriate in order to restrict those land uses that could have a negative impact on the surrounding agricultural zones and Athens Boonesboro Road, a major gateway into the Lexington Fayette Urban County. These restrictions will protect the aesthetic character of the Athens Boonesboro Road gateway, as recommended by the 2017 Rural Land Management Plan (RLMP).

- 4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00073: Boonesboro Manor (Interstate Park Property)(AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.