

1. WAR ADMIRAL PLACE, LLC ZONING MAP AMENDMENT AND SOUTH BROADWAY PLACE AND HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA DEVELOPMENT PLAN

- a. **PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC** (10/23/25)* – a petition for a zone map amendment from Commercial Center (B-6P) zone with conditional zoning restrictions to a Commercial Center (B-6P) zone with modified conditional zoning restrictions for 56.27 net (71.45 gross) acres for properties located at 2300-2350 Grey Lag Way; 2320 and 2344 Elkhorn Road; and 2200-2277 War Admiral Way.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 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.

The applicant is seeking to remove conditional zoning restrictions in the existing B-6P zone that limit the property to a maximum of 532,000 sq. ft. of gross building area to allow for additional commercial construction on the undeveloped lots.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should provide greater information regarding unanticipated physical, social, or economic changes within the area which make the current conditions inappropriate.

- b. **PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)** (10/23/25) * – located at 2200, 2201, 2212, 2217, 2235, 2251, & 2277 WAR ADMIRAL WAY, 2200 & 2344 ELKHORN ROAD, and 2300, 2317, 2320, & 2350 GRAY LAG WAY, LEXINGTON, KY

Note: The purpose of this plan is to depict the removal of conditional zoning restriction limitation of 532,000 square feet of gross building area.

Requirements Not Met:

1. Depict interior landscape areas on Outlots 5 & 6. (Z.O. Art. 18-3(b)(4)(a)) (Planning)
2. Provide dumpster enclosure information and denote location for Lot 6. (Waste Management)
3. Label centerline of blueline stream present in the greenway. (Environmental Quality)
4. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Quality)
5. Provide Tree Inventory Map and Tree Preservation Plan exhibit. (Urban Forester)
6. Ensure Outlot 6 will meet requirements of Z.O. Art. 18. (Landscape Examiner)
7. Addition of internal pedestrian walkways in compliance with Z.O. Art. 16-6(a)(3)(a)) (Bike/Ped).
8. See Accela notes provided by the Division of Engineering.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. When placing fill on the current sanitary sewer line, be sure the new design criteria is followed for the correct pipe material to be used for the new depth and easement encroachment/pipe protection is followed. (Sanitary)

Plan Questions or Concerns:

1. Discuss changes in lot sizes and overall total acreage in site statistics from previous development plan. (Planning)

The Subdivision Committee Recommended: Approval. subject to the following conditions:

1. Provided the Urban County Council approves the removal of the conditional zoning restrictions; otherwise, any Commission action of approval is null and void.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

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 inventory map.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation - Mr. Young oriented the Planning Commission to the requested zone change area, and stated that the applicant was only requesting the removal of one conditional zoning restriction - the limit of development to 532,000 square feet of gross building area. He stated that staff was recommending approval for the following reasons:

1. The nearby changes in land use intensity, expansion of the Urban Services Boundary, adoption of the Urban Growth Master Plan, and the construction of large regional scale institutions are changes that have occurred that have shifted the intensity of anticipated development along this portion of Winchester Road, and make the current condition restricting square footage inappropriate.
2. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is recommended via conditional zoning:
 - a. Use of the 1.5 net acre parcel at the southern end of the subject property shall be limited to off-street parking, vehicular circulation, and use of no more than a 1,500 square-foot area for a portion of a vehicle fueling facility and canopy.

This use restriction is appropriate and necessary for the subject property to ensure greater compliance with the detailed land use recommendations of the Comprehensive Plan, and since they have been volunteered by the applicant.

3. This recommendation is made subject to approval and certification of PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (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.

Mr. Chaney oriented the Commission to the associated development plan. He explained that the only changes to the development plan were on Outlots 5 & 6. He detailed the conditions of approval, and stated that staff was recommending approval at this time.

Applicant Representation - Attorney Nick Nicholson was present to represent the applicant. He explained some of the history of the project, and why the square foot limitation existed. He said that the two lots were not developed because the development as a whole had reached the maximum amount of allowable square footage. He said that the development plan reflected shell buildings, and they would have to bring back a final development plan when tenants were found. Mr. Nicholson thanked the Planning Commission and asked for approval.

Commission Questions - Mr. Penn asked if the development plan was a place holder. Mr. Nicholson confirmed that and said the final development plans could look very different once tenants were found.

Ms. M. Davis asked about the proximity of Outlot 6 to the floodplain, and if there was a possibility to reduce the amount of parking depicted. Mr. Nicholson affirmed that they could do that, but they could not move forward with any plans until the conditional zoning restriction was lifted.

Mr. Nicholson reminded the Commission that they were not requesting the removal of the conditional zoning restriction that prohibited gas stations.

Action - Ms. M. Davis made a motion, seconded by Mr. J. Davis, and carried 10-0 (Nicol absent), to approve PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC, to modify the conditional zoning restriction on the square footage limitation, as presented by staff.

Ms. Worth made a motion, seconded by Mr. Forester, and carried 10-0 (Nicol absent), to approve **PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)**, subject to the seven conditions, as presented by staff.

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