

Justification for Rezoning of Calvary Baptist Church to one Zone, B2B

1. A restricted Downtown Center Business (B-2B) zone is appropriate and the existing High Density Apartment (R-4) zone is inappropriate, for the following reasons:
 - a. The proposed B-2B zone will allow the church to bring their entire property into one zoning category, which is reasonable and will simplify their planning and building processes. This will eliminate the need for the church to seek approval of a conditional use permit from the Board of Adjustment in the future.
 - b. If restricted via conditional zoning, the proposed B-2B zone will be no more intensive a land use than the existing zoning would allow, as recommended by the *Downtown Lexington Masterplan* and 2013 Comprehensive Plan.
 - c. A restricted B-2B zone allows the church property to provide for a compatible step-down of land uses between the historic Limestone and Chrysalis Ct properties and the downtown business core, and less uncertainty regarding future allowable uses than if the property remained in three zoning categories.
 - d. A church-planned Chrysalis Ct extension as a private driveway connection or roadway will create an appropriate land use separation between the existing church property and the planned UKY development (which would basically be R4).

2. B2B is the more appropriate business zoning, as compared to B1 for the following reasons:
 - a. B2B covers the largest portion of the existing church campus
 - b. The existing Limestone businesses fit into the B2B criteria for zero front setbacks.
 - c.
 - d. B1 expects vehicular traffic whereas B2B is meant for urban core areas which promote walking, cycling, and mass transit.
 - e. B1 20' front setbacks are inappropriate in downtown core areas
 - f. B2B is the zone used by the nearby First United Methodist Church as they did a similar consolidation of several zones/properties into one.
 - g. B2B provides for primary uses which match the church campus for: churches, clinic, child care center, and accessory recreation center.

3. The church considers the one P-1 property, known as the High Street Center for college students to be appropriately maintained as a P-1 property as it does not touch other parcels.