

Northyard, LLC  
101 West Loudon Ave, Suite 222  
Lexington, KY 40508

September 6, 2022

Mr. Larry Forester, Chairman  
And Members of the Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, KY 40507

Re: Proposed Zone change for 101 - 109 West Loudon Ave, Lexington, KY 40508

This letter is written on behalf of Northyard, LLC which is filing a zone change application for the properties at 101 - 109 West Loudon Ave. The property is currently zoned Wholesale and Warehouse Business (B-4) and is a part of an Adaptive Reuse Project. We are requesting a zone change to the Light Industrial (I-1) zone, retaining the Adaptive Reuse Project, in order to allow a micro Kombucha brewery.

**Description of project.**

This property is located in an Adaptive Reuse Project, which will remain in place under this plan. The applicant, Northyard, LLC owned by Chad Needham, has led in the re-development of the North Limestone/Loudon Ave Corridor. This property has been known as the Transit Center and Bus garage for many decades. Mr. Needham has revitalized this area as an entertainment destination with various shops, restaurants, event spaces, bar, community market, incubator and office space; as well as revitalized in-fill living spaces. This mixed use has brought a new energy to this area with an emphasis on local ownership and start up support.

The immediate impetus for this zone change is the success of Thrive Kombucha, who has been a tenant of Mr. Needham for the past four (4) years. Thrive Kombucha has had tremendous success in starting and developing their business at 810 North Limestone Street, to the point that they now not only need more square feet, but the ability to bottle their Kombucha. Thrive would like to stay in this area, as it's close to his current customers, convenient to his suppliers and would like to maintain the tenant/landlord relationship with Mr. Needham, as both properties are owned by Mr. Needham. Thrive Kombucha would move his whole brewing and bottling operation to 109 West Loudon Ave. Due to their success and growth, Thrive has grown and now distributes to many area shops, Good Foods Co-op and several restaurants. This move would allow Thrive Kombucha to expand their wholesale operation, which in turn increases employment opportunities on the North side and supports the whole adaptive reuse project at Greyline Station.

## **Goals and Objectives of the 2018 Comprehensive Plan.**

This zone change request is in agreement with the Goals and Objectives of the 2018 Comprehensive Plan. This zone change will allow the North Limestone/Loudon Ave area to continue growing as a successful neighborhood, as called for in the Theme A. Goal A.2 calling for supporting infill and redevelopment throughout the Urban Service Area as a strategic component of growth. This Adaptive Reuse Area is an opportunity for re-development and adaptive reuse (Objective A.2.a), and by utilizing an existing building, it respects the context and design features of surrounding areas (Objective A.2.b). This zone change will help in achieving Goal A.3, providing well-designed neighborhoods and communities. This Adaptive Reuse Area has resulted in many opportunities for local business start ups, neighborhood character preservation in the whole North end area and has provided a safe and positive space for social and business interactions (Objectives A.3.a and A.3.b). In addition, this request supports Objective a.3.c., as we are using existing buildings and facilities.

By supporting local business, and allowing it to stay rooted in its original community, we are supporting Theme C, creating jobs and prosperity. This zone change encourages development that promotes and enhances tourism, as well as those businesses located at Greyline Station located at 101 West Loudon Ave. (Objective C.1.d). As previously mentioned, this is a family owned small business that is seeing marketing success and ready to move to the next level (Objective C.2.b). Finally, this request continues to support the success of the whole area to provide entertainment and other quality of life opportunities that attract young, culturally diverse professionals, and a workforce of all ages and talents to Lexington. Objective C.2.d.

## **Engagement.**

Chad Needham, owner of 101 - 109 West Loudon Ave, as well as numerous other properties in the Adaptive Reuse Area, has had several conversations with neighbors, other local business owners, and other interested property owners about this proposal. In addition, he has had several conversations with the Planning staff for guidance and direction to prepare a proposal that supports the tenant of the Comprehensive Plan and meets the needs and goals of the neighborhood.

## **Place Type, development type and requested zone.**

This proposal fits within the Industry & Production Center place-type; along with Second Tier-Urban and Enhanced Neighborhood. The proposed Development - type includes Industrial & Production; Medium Density/ Non-Residential Mixed Use (MNR/MU) and Non-Residential (INR.) The new use in the requested I - 1 zone will be a production facility for the brewing of and bottling of Kombucha beverages in various flavors.

## **Development criteria.**

Here are additional criteria points not already presented:

- B-BR9-1. This project utilizes existing buildings and infrastructure, there will be no disturbance to any environmentally sensitive areas.
- C-DI1-1. This calls for consideration of flexible zoning options that will allow for a wide range of jobs. This proposal will allow for an expansion of an existing locally owned business.
- C-PS10-2 and C-PS10-3. This project allows for shared parking and avoiding over parking; as this property is located within an Adaptive Reuse Project and attached to already available surface lot parking.
- D-PL9-1. This project will utilize existing structures and parking lots.
- D-SP3-1 and D-SP3-2. Adequate infrastructure exists on the property.
- E-GR5-1. The project utilizes existing buildings.
- C-PS10-1. Shared parking will be utilized.
- D-CO1-1, D-CO2-1 and D-CO2-2. This zone change uses existing streets and sidewalks. It is close to and serves neighboring residential uses, which are adjacent. There are bus routes on North Limestone and Loudon Ave. As well as adjacent to the Loudon Ave bike lanes.
- B-PR7-2, B-PR7-3 and B-RE1-1. This zone change uses existing development, trees, including street trees, shall remain.
- E-GR3-2. The existing public art focal points will remain.
- A-DS7-1. The majority of the parking in the Adaptive Reuse Project is in the interior of the development. The parking for the Kombucha micro-brewery will be located in the interior.
- C-LI7-1. This zone change contributes to the mixed use neighborhood with convenient access to employment, business, shopping and entertainment facilities.

## **Conclusion.**

This proposal will support an existing business which provides jobs, produces beverages and provides an opportunity for a family owned business to expand and stay in the community that has supported them from the beginning.

Thank you for your consideration of this zone change request.

Sincerely,

Chad Needham, Owner Northyard, LLC