

2. SHOPPERS VILLAGE OF RICHMOND, LLC ZONING MAP AMENDMENT & BROCK McVEY & BARRY DOTSON PROPERTY, UNIT 2-A, LOT 6 (CENTURY BUSINESS CENTER) ZONING DEVELOPMENT PLAN

- a. PLN-MAR-18-00006: SHOPPERS VILLAGE OF RICHMOND, LLC (7/1/18)*- petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Light Industrial (I-1) zone, for 5.09 net (5.92 gross) acres, for property located at 2375 Fortune Drive (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 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.

The applicant proposes to rezone the subject site in order to reuse a former printing facility and distribution warehouse as a research and development facility, with light manufacturing and offices. The subject site is 5.09 net (5.92 gross) acres.

The Zoning Committee Recommended: Approval to the full Commission.

The Staff Recommended: Approval, for the following reasons:

1. The requested Light Industrial (I-1) zone is in agreement with the 2013 & 2018 Comprehensive Plans, for the following reasons:
 - a. The 2013 Comprehensive Plan identifies the need to protect and provide readily available economic development land to meet the need for jobs. The 2013 & 2018 Plans both encourage supporting and showcasing local assets to further the creation of a variety of jobs (*Theme C, Goal 1*).
 - b. The 2018 Comprehensive Plan prioritizes the success and growth of strategically-targeted employment sectors (high-tech, advanced manufacturing) and encourages infill and redevelopment that creates jobs (*Theme C, Goal 2, Objective A*).
 - c. The 2018 Comprehensive Plan promotes the redevelopment of underutilized land within the Urban Service Area in a manner that enhances existing urban form (*Theme E, Goal 1, Objective d*).
 - d. The 2013 Comprehensive Plan promotes the movement of goods and people via efficient transportation connections (*Chapter 5, page 77*).
 - e. The proposed I-1 zone, along with the proposed use of professional offices, research and development, and light manufacturing, meet the Goals and Objectives of the items stated above, because the rezoning would:
 - i. Allow a wider variety of jobs to be created in an area designated as "jobs land;"
 - ii. Promote the creation of new jobs and increase the likelihood of bringing high-tech jobs to the site;
 - iii. Reactivate an underutilized parcel that has existing infrastructure;
 - iv. Utilize an existing roadway network that is desirable for truck access and promotes the movement of goods and people.
 2. The predominance of businesses comprised of offices, warehouses, light manufacturing, and technology (research and development) in this area makes I-1 zoning and uses consistent with the development character of the Fortune Drive area. Therefore, the proposed I-1 zoning and land use are compatible with, and complementary to, the surrounding land uses and mix of office, warehouse, and light industrial zones.
 3. This recommendation is made subject to approval and certification of PLN-MJDP-18-00034: Brock McVey & Barry Dotson Property, Unit 2-A, Lot 6 (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.
- b. PLN-MJDP-18-00034: BROCK McVEY & BARRY DOTSON PROPERTY, UNIT 2-A, LOT 6 (CENTURY BUSINESS CENTER) (7/1/18)* - located at 2375 FORTUNE DRIVE, LEXINGTON, KY (**Barrett Partners**)

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

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree protection plan.
5. **Denote**: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Denote height of building in feet on plan.

Staff Zoning Presentation – Ms. Tourkow presented the staff report and recommendations for the zone change. She displayed photographs of the subject property and aerial photographs of the general area. She described the vicinity using the aerial photograph, pointing out the subject property. She said the applicant is proposing this zone change in order to use the former Herald Leader's printing facility as a research and development facility with light manufacturing and professional offices. She

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

said the exterior of the building will remain unchanged, however, the signage will be updated. She said that the interior will be retro-fitted for new offices.

Ms. Tourkow said that the 2013 Comprehensive Plan states that more "jobs land" is needed in the community. She said this zone change would reactive a 5-acre parcel of prime "jobs land." She said that the Zoning Committee and the staff recommended approval, noting that the proposed zone change is in agreement with the 2013 Comprehensive Plan and the 2018 Goals and Objectives.

Development Plan Presentation – Ms. Gallt presented a rendering of the preliminary development plan associated with the zone change. She said that the property has parking circulation that goes around the building and the applicant meets the minimum number of parking spaces required by the Zoning Ordinance for the proposed zone. She said that the entrance for the loading docks will be located off Trade Centre Drive.

Ms. Gallt said there are the standard sign-off conditions for a preliminary development plan. She said condition #6 concerns denoting height of the building in feet on the plan. She said there will only be minor changes to the exterior landscaping to meet the requirements of the proposed use.

Applicant Presentation – Mr. Talbott, attorney representing the petitioner, stated that the applicant is in agreement with the staff's recommendations and is available for questions.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action – A motion was made by Mr. Owens, seconded by Mr. Brewer, and carried 10-0 (Plumlee absent) to approve PLN-MAR-18-00006: SHOPPERS VILLAGE OF RICHMOND, LLC, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Owens, seconded by Mr. Brewer, and carried 10-0 (Plumlee absent) to approve PLN-MJDP-18-00034: BROCK McVEY & BARRY DOTSON PROPERTY, UNIT 2-A, LOT 6 (CENTURY BUSINESS CENTER), for the reasons provided by the staff.