

1. SAYRE COLLEGE ZONING MAP AMENDMENT AND CANEBRAKE LOT 24 (SAYRE ATHLETIC COMPLEX) DEVELOPMENT PLAN

- a. **PLN-MAR-23-00008: SAYRE COLLEGE** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Agricultural Buffer (A-B) zone, for 50.10 net (50.68 gross) acres, for property located at 300 Canebrake Drive. A conditional use permit is also requested to expand the existing recreational facilities.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 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 rezone the subject property to the Agricultural Buffer (A-B) zone to allow for the construction of a 7,200 square-foot training room addition to the Sayre Athletic Complex. Existing facilities at this site include tennis courts, and baseball, softball, soccer, lacrosse, and football fields. The athletic functions on-site are supplemented by an existing athletic pavilion and several maintenance structures.

The applicant is also seeking a conditional use permit to allow for the existing Sayre Athletic Complex use and proposed expansion in the proposed Agricultural Buffer zone.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval,** for the following reasons:

1. The requested Agricultural Buffer (A-B) zone is in agreement with the 2018 Comprehensive Plan and the 2017 Rural Land Management Plan, for the following reasons:
 - a. The request will improve the community by providing accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors (Theme D, Goal #2).
 - b. The proposed project will uphold the Urban Services Area concept (Theme E, Goal #1), by ensuring that all types of development are environmentally, economically and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land (Theme E, Goal #1.b).
 - c. The plans recommend a Buffer Area land use for the subject property. The petitioner proposes Agricultural Buffer (A-B) zoning for the property, which is the zoning category intended to establish the recommended buffer. The recreational use is an appropriate buffer between agricultural and industrial land uses.
 2. This recommendation is made subject to approval and certification of PLN-MJDP-23-00038 Sayre Athletic Complex (Canebrake, Lot 24) 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. **CONDITIONAL USE** – In association with the zone change request for the property, the applicant is seeking a Conditional Use Permit within the Agricultural Buffer (A-B) zone to expand the existing recreational facilities at this location.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval,** for the following reasons:

1. The continued use of the Sayre Athletic Complex is suitable at its current location and does not have an adverse influence on existing or future development of the subject property or its surrounding area.
2. The proposed indoor training facility will not negatively impact the adjoining residential uses, as it is located over 800 feet from the nearest residential use, and is screened by existing vegetation on adjoining properties.
3. The allowance of loudspeaker systems will not negatively impact the adjoining uses as they are oriented away from adjoining properties.
4. All necessary public facilities and services are available and adequate for the proposed use.

This recommendation of **Approval** is subject to the following conditions:

1. Provided the Urban County Council approves the requested zone change to the A-B zone, otherwise the requested conditional use shall be null and void.
2. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
3. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
4. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
5. All outdoor speakers shall be oriented away from surrounding properties.
6. Construction of the proposed parking areas shall be completed within 5 years of the approval date.
7. Sidewalk facilities shall be provided from the site's pedestrian network to Canebrake Dr.

c. PLN- PLN-MJDP-23-00038: SAYRE ATHLETIC COMPLEX (CANEBRAKE, LOT 24) (AMD) (10/3/2023)* - located at 300 CANEBRAKE DRIVE, LEXINGTON, KY

Council District: 12

Project Contact: EA Partners

Note: The purpose of this development plan is to depict an expansion of an outdoor recreational (athletic) facility, in support if the requested zone change from an Agricultural Rural (A-R) Zone to an Agricultural Buffer (A-B) Zone.

The Technical Committee Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to A-B; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm, sanitary sewers, and floodplain information
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote floodplain and required setbacks.
14. Delete Note #12.
15. Delete "amended" from plan title.
16. Denote lot coverage and floor area ratio per Article 21.
17. Denote height of all buildings in feet in the site statistics.
18. Discuss Note #13 on off-site stormwater.
19. Discuss purpose of proposed field house.
20. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from an Agricultural Rural (A-R) zone to an Agricultural Buffer (A-B) zone, for 50.10 net (50.68 gross) acres, for property located at 300 Canebrake Drive. Mr. Crum indicated that the application was to allow for the expansion of the existing Sayre Athletic Complex (SAC). Additionally, Mr. Crum indicated that the applicant is also seeking a conditional use to allow for the proposed expansion. Mr. Crum also noted an absence of a place-type and development-type because the subject property is in the Rural Service Area and subject to the Rural Land Management Plan.

Mr. Crum stated that the Rural Land Management Plan calls out this location as an area designated for buffer land uses to step down the intensity of zoning to create a buffer between the more industrial and urban zones from the agricultural areas.

Mr. Crum continued, stating that the applicant is seeking an expansion, because they reached the square footage maximum established for the A-R zone of 10,000 sq feet and need the A-B to allow for the expansion they desire. He showcased the development plan and noted the addition of a training facility and expanded parking.

Mr. Crum concluded his presentation stating that Staff was recommending approval of the application and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin highlighted the expanded parking and overflow areas, as well as the proposed fieldhouse. Additionally, Mr. Martin indicated that with the expansion, a small amount of land on the property is in the floodplain. Mr. Martin noted a few clean up items, but indicated that the applicant had fulfilled them.

Mr. Martin concluded his presentation by stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Commission Questions – Ms. Worth asked if conditions #18 and #20 should be removed and Mr. Martin indicated that conditions #18, 19, and 20 could be deleted.

Conditional Use Presentation – Mr. Crum indicated that because the applicant is applying for this new zone, a conditional use request is necessary to allow for the operations of this site. Mr. Crum stated that the facility will be utilized in the exact way that it has been but since the use is a conditional use in the A-B zone, the conditional use request is necessary. Additionally, Mr. Crum indicated that the applicant had been using loudspeakers in a zone where it was not allowable, but with this zone change, the speakers are an allowable use.

Mr. Crum concluded his conditional use presentation stating that Staff is recommending approval with seven Staff conditions, and two additional conditions since the agenda was published, and could answer any questions from the Planning Commission.

Applicant Presentation – Mr. Nick Nicholson, attorney for the applicant stated that they were in agreement with Staff recommendations and all conditions on the conditional use permit. Mr. Nicholson gave a brief overview of the dimensions of the proposed fieldhouse, as well as some renderings of the inside of the facility, and reiterated it is meant for training Sayre athletes only. Mr. Nicholson concluded his remarks by stating he could answer any questions from the Planning Commission.

Action – A motion was made by Mr. Davis, seconded by Ms. Barksdale and carried 10-0 (Michler absent) to approve PLN-MAR-23-00008: SAYRE COLLEGE for reasons provided by Staff.

Action – A motion was made by Mr. Davis, seconded by Ms. Barksdale and carried 10-0 (Michler absent) to approve the conditional use permit for reasons provided by Staff., with the seven conditions.

Action – A motion was made by Mr. Davis, seconded by Ms. Barksdale and carried 10-0 (Michler absent) to approve PLN-MJDP-23-00038: SAYRE ATHLETIC COMPLEX (CANE BRAKE, LOT 24) and deleting conditions #18, 19, and 20.