

**STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT**

**MARCV 2015-16: NATIONAL STATION, LLC**

**DESCRIPTION**

**Zone Change:** From a Two Family Residential (R-2) zone  
To a Planned Neighborhood Residential (R-3) zone

**Acreage:** 0.1653 net (0.1908 gross) acre

**Location:** 334 Richmond Avenue

**EXISTING ZONING & LAND USE**

<b><u>Properties</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Land Use</u></b>
Subject Property	R-2	Vacant
To North	B-4	Warehouses & Shops of Special Trade
To East	B-4	Warehouse (proposed Indoor Recreation Facility)
To South	R-2	Residential
To West	B-4 & R-2	Residential

**URBAN SERVICES REPORT**

**Roads** – Richmond Avenue is a local street with on-street parking available on both sides of the roadway. It connects to East Main Street (US 25/US 421) west of the subject property and terminates at its intersection with National Avenue immediately to the east. This local street serves a residential area being a portion of the Kenwick neighborhood, as well as the business uses that occupy National Avenue.

The proposed parking lot on the subject property is planned to access Richmond Avenue because a direct connection to the National Station development to the north and east is not possible due to the location of a large warehouse.

**Curb/Gutter/Sidewalks** – Richmond Avenue has typical urban improvements (sidewalk, curb and gutter) along both sides of the street.

**Storm Sewers** – The subject property is located within the Town Branch watershed. The storm sewer system in the area was constructed decades ago to serve the original development of this area. Several stormwater issues have been documented in the general area, although not affecting the subject property, during major storm events within the past decade. The area is not located within a FEMA Special Flood Hazard Area. If additional impervious areas are proposed that are associated with the redevelopment, the developer will have to comply with the Division of Engineering’s adopted Stormwater Manual with regard to stormwater management.

**Sanitary Sewers** – Sanitary sewers already serve this portion of the Urban Service Area; and there are no known problems in the immediate area. The proposed redevelopment of the site as an accessory parking lot will not affect the sanitary sewer capacity, although the adjoining redevelopment, in the B-4 zone, might. The Town Branch Wastewater Treatment Plant, located near the intersection of Leestown Road/Main Street and S. Forbes Road, serves this area.

**Refuse** – The Urban County Government serves residential and commercial properties within this portion of the Urban Service Area with collection on Tuesdays.

**Police** – The nearest Police Station is the Police Headquarters, located on East Main Street, about one mile to the northwest of this property. The subject property is located within the Central Sector, which has its Roll Call Center on Goodwin Drive near the Eastland Shopping Center.

**Fire/Ambulance** – The nearest fire station (#5) is located about one mile to the west of this site at the intersection of Woodland Avenue and E. Maxwell Street.

Utilities – All utilities (gas, water, cable, phone, electric, and streetlights) are existing to serve the subject property, although most will not be necessary for the proposed accessory parking lot.

### **COMPREHENSIVE PLAN AND PROPOSED USE**

The 2013 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 that has made Lexington-Fayette County the Horse Capital of the World. The Goals and Objectives also promote compact and contiguous development and expansion of housing choices, support creating jobs and prosperity, encourage infill and redevelopment of underutilized land, and promote infill that respects an area's context and design features.

The petitioner proposes to rezone the subject property in order to construct an accessory parking lot for the adjacent warehouse redevelopment project at the terminus of National Avenue. The proposed parking lot will have 22 parking spaces and will replace a non-conforming warehouse use.

### **CASE REVIEW**

The petitioner has requested a zone change from a Two Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone for 0.2 acres of property located on the southeast side of Richmond Avenue.

The subject property is located adjacent to a newly proposed redevelopment project called National Station, which is situated at the intersection of National and Richmond Avenues. The subject property was the site of a non-conforming warehouse use until recently, when the structure was demolished.

The petitioner requests a re-zoning to the R-3 zone in order to construct an off-street parking lot that will serve the adjacent Wholesale and Warehouse Business (B-4) zoned redevelopment. The parking lot is planned to provide 22 parking spaces. Article 16-3 of the Zoning Ordinance permits a parking lot when accessory to a professional office or business zone as a conditional use in the R-3, R-4 and R-5 zones. A separate staff report addresses the conditional use and additional variance requests associated with the adjoining development.

The area surrounding the Richmond Avenue and National Avenue intersection is characterized by a mixture of warehouses, shops of special trade, and single-family residences (some non-conforming). This area is historically known as the East End Addition or Wickliffe. Portions of the National Avenue corridor is currently experiencing a renewal thanks to the adaptive reuse of many warehouse buildings in the area. The adaptive reuse project currently approved for National Avenue extends from Walton Avenue to Given Avenue, but not the last block of the corridor (closer to Richmond Avenue).

The 2013 Comprehensive Plan focuses on general land use policies, such as land use compatibility; well-designed neighborhoods; improving a desirable community; creating jobs; and making the best use of land inside the Urban Service Boundary for the protection of the surrounding rural areas, no longer utilizing a land use map. The petitioner contends that the requested rezoning is in agreement with the Plan, and its Goals and Objectives.

The Goals and Objectives encourage expanding housing choices through a variety of housing types and densities (Theme A, Goal #1), which could be accomplished on this site if the conditional request is not approved or is ever removed from the site. In addition, Theme A, Goal #2a. & # 3, as well as Theme E Goal #1b. encourage well-designed neighborhoods and communities that are compact, contiguous, and respect the area's context (infill development). The zone change will facilitate improving the immediate area by replacing an unsightly, non-conforming warehouse with a parking lot (or alternatively another residential use) that can act as a land use buffer between the B-4 zone and the adjoining low density

residential neighborhood. The Plan also supports infill and redevelopment of our underutilized land, and creation of jobs and prosperity.

The petitioner's associated redevelopment of National Station, currently an underutilized area, will help to build on the current renewal along National Avenue for an employment hub. Although job creation will not occur on the subject property, the parcel and its proposed parking lot will facilitate the redevelopment. The staff concurs with the petitioner that the application is in agreement with the 2013 Comprehensive Plan.

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

1. The proposed Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
  - a. The Goals and Objectives encourage expanding housing choices through a variety of housing types and densities (Theme A, Goal #1), which could be accomplished on this site if the conditional request is not approved or is ever removed from the site.
  - b. Several Goals and Objectives encourage well-designed neighborhoods and communities that are compact, contiguous, and respect the area's context (infill development) (Theme A, Goal #2a. & # 3, as well as Theme E Goal #1b.). The zone change will facilitate improving the immediate area by replacing an unsightly, non-conforming warehouse with a parking lot (or alternatively another residential use) that can act as a land use buffer between the B-4 zone and the low density adjoining neighborhood.
  - c. The Goals and Objectives also support infill and redevelopment of our underutilized land (Theme E, Goal #1a.), and creation of jobs and prosperity (Theme C, Goal #1). The petitioner's associated redevelopment of National Station, currently an underutilized area, will help to build on the current renewal along National Avenue for an employment hub.
2. This recommendation is made subject to approval and certification of ZDP 2015-64: National Station, LLC (fka Beechland Subdivision, Belldale Addition & East End Addition), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/JWE/BJR/WLS

8/5/2015

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