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February 5, 2024

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

Re: Statement of Justification
Proposed zone change for 1120 Alexandria Drive

Dear Chairman Forester and Members of the Planning Commission:

This letter is written on behalf of William E. McAlpin, who is filing a zone change application and development plan for the property at 1120 Alexandria Drive. The property consists of less than one-half net acre. The property is currently zoned Agricultural Rural (A-R). We are requesting a zone change to the Light Industrial (I-1) zone to allow the construction of a storage building on the property.

DESCRIPTION OF THE PROJECT

The property is located on the portion of Alexandria Drive (formerly Viley Pike), just outside New Circle Road. It is a small, one-half acre remnant which was cut off from its parent tract by the construction of New Circle Road, sixty years ago. There has been no use made of the land since the construction of New Circle Road.

As to access, the applicant has been informed that it would not be appropriate to have direct access onto Alexandria Drive, due to the short distance from the New Circle Road underpass. The access will be by two private access easements, which will connect to the cul-de-sac on Enterprise Court. That cul-de-sac will be gated to prevent industrial traffic from entering Alexandria Drive. It will be available for emergency use. Thus, vehicular traffic will be through Enterprise Industrial Park.

The property will be utilized for a small, 6,300-square foot storage building,

COMPREHENSIVE PLAN AND PLACEBUILDER

Although this proposal meets several criteria of the Comprehensive Plan and PlaceBuilder, a PlaceBuilder analysis is difficult. This is a small remnant which has had no use made of it for at least 50 years. There are no public parks or greenways in the vicinity. It is located at the rear of an industrial park, with its only access through the industrial park.

Thus, it is appropriate to consider this property under one of the alternative findings set forth in KRS 100.213. That statute and the local ordinance allow the local government to grant a zone change if it is found that the existing classification is inappropriate and the proposed zoning classification is appropriate.

JUSTIFICATION FOR ZONE CHANGE

The existing Agricultural Rural (A-R) zoning for the property is not appropriate. No use has been made whatsoever of this land since New Circle Road was constructed over a half century ago. This 0.481 acre tract is triangular in shape and surrounded by major highways and industrial uses. To the southeast is New Circle Road, which carries approximately 72,000 cars per day. To the southwest is Alexandria Drive. When the state relocated Alexandria Drive (which was then called Viley Pike) when New Circle Road was constructed, it created a wide right-of-way which is 100 feet from center line on our side of Alexandria Drive. To the north is Enterprise Industrial Park.

The property is too small for viable agricultural use. The standard lot size in the A-R zone is 40 acres. This property is less than one-half acre. It is too small to economically farm. Neither agricultural use nor a single-family house are appropriate for this property. The entrance will be from a lengthy industrial road from Old Frankfort Pike. It is not appropriate for a single-family house to be located in the midst of industrial uses and New Circle Road, with no public facilities, parks or green space within easy or safe walking distance.

The proposed Light Industrial (I-1) zoning is appropriate for the property. On the only side of the property which is not bordered by wide highways, it is bordered by other industrial uses. This small tract shares access to Enterprise Court with the other industrial uses in Enterprise Industrial Park. The applicant plans a storage use on the site, which will not be harmed by the proximity to New Circle Road. It will be a low-intensity, small storage use, accessed by two private access easements to Enterprise Court.

As mentioned above, due to limitations on the access easement, it is anticipated that the traffic to the building will be automobile and pickup trucks. It will not be overparked, as only five parking spaces are shown. A sidewalk will be provided on the frontage along Alexandria Drive. There are no significant trees on the site, however the fence row trees will be preserved.

This is a low-intensity use which is an appropriate transition from the higher intensity industrial uses to the north to Alexandria Drive, which turns into a rural road west of the New Circle Road underpass.

Therefore, we are requesting approval of this zone change for the following reasons:

The existing Agricultural Rural (A-R) zoning is inappropriate, and the proposed Light Industrial (I-1) zoning is appropriate because this is a small tract, less than one-half acre, which was severed from the parent tract by the construction of New Circle Road in the 1960s. No agricultural, residential or any other use has been made of the property since New Circle Road was constructed. The access to the property will be through an industrial park, with industrial uses adjacent to the north. The property is too small to farm and is inappropriate for a single-family detached house due to the proximity to New Circle Road and the fact that all access is through a large industrial park. There are no public parks or other facilities nearby. This property is served by two private access easements to Enterprise Court. A low-intensity light industrial use, such as the proposed storage building, is appropriate on this site, and the use will serve as a transition between the higher-intensity industrial uses to the north and the rural portion of Alexandria Drive to the south.

Thank you for your consideration of this zone change request.

Sincerely,



Richard V. Murphy,
Attorney for Applicant

RVM/prb