

3. 1321 W. MAIN, LLC, ZONING MAP AMENDMENT & FULLER ET. AL. PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR., UNIT 1

- a. PLN-MAR-16-00009: 1321 W MAIN, LLC – petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.75 net and gross acres, for property located at 1315 and 1353 W. Main.

LAND USE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan no longer makes a specific land use recommendation for each and every parcel in Lexington-Fayette County, but *Chapter 1: Goals and Objectives* does recommend "supporting infill opportunities as a strategic component of growth."

The applicant is requesting this rezoning in order to develop a self-storage warehouse facility on the subject properties.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Wholesale and Warehouse Business (B-4) zone is appropriate for the subject properties, for the following reasons:
 - a. The site has been used for commercial storage for an engineering firm for more than four decades. No retail, restaurant or office uses have supplanted this use during this time period.
 - b. Development of the site for self-storage warehouses will not require the highway visibility that most neighborhood-oriented commercial uses would require.
 - c. This use will provide a complimentary use to those in the established neighborhood of Meadowthorpe.
 - d. The Plan supports improvement of our community through infill development opportunities, such as that proposed.
 2. The existing Neighborhood Business (B-1) zone is no longer appropriate for the subject properties since the site is so inaccessible from Leestown Road, unlike most all other commercial properties in Meadowthorpe.
 3. This recommendation is made subject to approval and certification of PLN-MJDP-16-00032: Fuller, Et Al & Meadowthorpe Commercial Business Center, Unit 1, 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-16-00032: FULLER, ET. AL. PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR, UNIT 1 (12/01/16)* - located at 1315 and 1353 W. Main Street. **(Abbie Jones, PE)**

The Subdivision Committee Recommends: **Approval,** subject to the following requirements:

1. Provided the Urban County Council rezones the property B-4; 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 inventory map.
5. Clarify use behind 1315 W. Main Street building (B-1) zone (grass, paving etc.).
6. Clarify proposed lot coverage in site statistics (B-4 zone).
7. Resolve "apparent" easement and purpose of same to the approval of Division of Law.

Staff Zoning Presentation – Mr. Sallee presented an aerial photograph of the subject property from 1977, and one from 2016. He summarized the staff report and recommendations of the proposed zone change. He stated that this parcel is not visible from Main Street. The staff agrees that this will be a difficult area to conceive of a viable retail or restaurant type of use because of the very limited visibility of this site.

Development Plan Presentation – Ms. Gallt presented the staff report on the development plan and said that the applicant has cleaned up many of the conditions of the plan as reviewed by the subdivision committee. She stated that this is a preliminary developments plan.

Ms. Gallt passed out a copy of an email from the property owners stating that the access between the two properties is no longer being used; thus condition #7 can be changed to a "resolve" condition.

Petitioner Presentation – Abbie Jones, PE, was present representing the petitioner. She said that the applicant is in agreement with the staff's recommendations.

Citizen Comments – There were no citizens present to comments on this application.

Zoning Action – A motion was made by Mr. Owens, seconded by Ms. Richardson, and carried 10-0 (Brewer absent) to approve PLN-MAR-16-00009: 1321 W MAIN, LLC, for the reasons provided by the staff.

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

Development Plan Action – A motion was made by Mr. Owens, seconded by Ms. Richardson, carried 10-0 (Brewer absent) to approve PLN-MJDP-16-00032: FULLER, ET. AL. PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR, UNIT 1, for the reasons provided by the staff.