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Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

Re: Application for B-4 Zoning for 757 Newtown Pike

Dear Members of the Planning Commission:

We represent SCW Newtown, LLC and on its behalf have filed a zone change request for the property located 775 Newtown Pike (the "Property"). The Applicant's request is to rezone the Property from Highway Service Business (B-3) zone to Wholesale and Warehouse Business (B-4) Zone. The Property contains 0.438 Net (0.591 Gross) acres and the Applicant is proposing an integration of the Property into the adjacent self-storage complex, known as Space Center Storage. This local business is a known entity that began in 1974 as Lexington's first mini-warehouse company and has grown to 10 locations throughout Lexington and several more throughout the Bluegrass Region. This single story building consists of 12,000 square feet of indoor climate controlled storage space, while reducing the total impervious surface on the lot from the existing conditions. This project is very similar to the development plan recently approved for Space Center Storage on Stone Road and will fit seamlessly into the existing adjacent facility.

This request is in agreement with the Comprehensive Plan as the proposed project meets several of the Goals and Objectives of the Comprehensive Plan. This application is in conformity with the following provisions of the 2013 Comprehensive Plan:

THEME C: Creating Jobs and Prosperity

Goal 1: Support and showcase local assets to further the creation of a variety of jobs.

Objectives:

- a. Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
- b. Foster the success and growth of large employment sectors...and enable infill and redevelopment that creates jobs where people live.

Goal 2: Attract the world's finest jobs, encourage entrepreneurial spirit...

Objectives:

- b. Improve opportunities for small business development...

**THEME E: MAINTAINING A BALANCE BETWEEN PLANNING FOR URBAN USES
AND SAFEGUARDING RURAL LAND**

Goal 1: Uphold the Urban Services Area Concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Services Area.
- b. Encourage compact (and) contiguous... sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

Goal 3: Maintain the Current Boundaries of the Boundaries of the Urban Services Area and Rural Activity Centers; and Create No New Rural Activity Centers.

The proposal is also consistent with the Comprehensive Plan's Land Use Change Consideration:

1. The Change will address a community need...
2. The proposed land use enhances, and is compatible with, adjacent land uses.
8. The existing utility and transportation networks will accommodate the new land use.
9. Underutilized land should be promoted for greater utility (and) function...
13. The land use should maximize opportunities to accommodate future growth within the Urban Services Area, include land that is underutilized, vacant or planned for a reuse.

Further, the proposal meets several of the key additional considerations for land located outside of the downtown area in the Urban Service Area:

1. A greater intensity of land use should be concentrated along minor and major arterial roadways...
3. The use will support or promote the existing colleges, universities and/or hospitals in this portion of the community, as they are one of the keys to our region's economy.

4. An effective buffer or transition between different intensities of adjacent land uses should be provided.
5. The use shall provide a service deemed beneficial for the immediate area.
6. Developments that improve the livability of existing neighborhoods by adding compatible uses and compatible urban design should be encouraged.
7. Underutilized business land uses should be considered for a possible change to alternative business use ...

The Applicant also contends that the current B-3 zone is inappropriate and the proposed B-4 is appropriate. While High Service Business zone may be appropriate for different lots along Newtown, this particular lot should be B-4. Currently, there is poor vehicular access on the Property which requires all traffic to utilize a driveway entirely located on the adjacent Space Center Storage facility at 755 Newtown that is zoned B-4. Further the proposed B-4 zone will allow for these two properties to integrate their use into one Space Center Storage facility. 755 Newtown is a much larger parcel at just under 4.5 acres that already provides a more appropriate transition between the commercial Newtown Pike corridor and the nearby school, public park, and community swimming pool. This transition could be impacted by any of the more intense B-3 uses that could be installed in this location without Planning Commission approval. The Property is surrounded by a majority of B-4 and I-1 uses, with a B-3 use only along its northern property line. As the Property's only access is from the adjacent B-4 zoned parcel, it is natural that this piece be incorporated into adjacent B-4 zoned Space Center Storage facility. Finally, this redevelopment is consistent with the Central Sector Small Area Plan in that neighborhood economic development is proposed that can spur further investment in the neighborhood.

We will be at the September public hearing in order to make a complete presentation of this application and request your favorable consideration.

Best Regards;

Stoll Keenon Ogden PLLC



Nick Nicholson

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