

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2016-15: WHAYNE SUPPLY COMPANY

DESCRIPTION

Zone Change: From an Agricultural Urban (A-U) zone
To a Light Industrial (I-1) zone

Acreage: 1.47 net (2.03 gross) acres

Location: 2201 Georgetown Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	A-U	Vacant
To North	I-1	Vacant
To East	A-U & B-3	Equine Hospital & Vacant
To South	I-1	Vacant & Light Industrial
To West	I-1	Vacant

URBAN SERVICES REPORT

Roads – Georgetown Road (US 25) is a five-lane highway that currently has a dedicated center (left) turning lane south of Citation Boulevard. Citation Boulevard connects Newtown Pike to Leestown Road in the northwest area of the city. These are the only two public streets in the vicinity of the subject property, with the exception of Jaggie Fox Way, which is a local industrial street that serves other property owned by this applicant, as well as other industrial users.

Curb/Gutter/Sidewalks – Curb, gutter and sidewalks have not been constructed along Georgetown Road, although such facilities do exist along Citation Boulevard and Jaggie Fox Way. Such improvements along Georgetown Road were not made by the state in widening this roadway several years ago along this portion of the US 25 corridor.

Storm Sewers – No storm sewers currently exist on the site, but will be necessary to address stormwater drainage on the subject property. Such improvements are currently being constructed on the surrounding industrial property. There are two watersheds in the general vicinity – the Cane Run Creek watershed to the north and east, and the Town Branch watershed to the south and west sides of the property. The subject site is just outside of the Royal Spring Aquifer, which is protected because it supplies a portion of the City of Georgetown’s water supply.

Sanitary Sewers – Sanitary sewers will serve all new development on this property and in this portion of the Urban Service Area. The property will be served by the Town Branch Wastewater Treatment Facility, approximately 2½ miles to the southwest of the property, between Old Frankfort Pike and Leestown Road. The Town Branch Wastewater Treatment bank does have some limited capacity available, according to the Capacity Assurance Program web-site.

Refuse – Collection to individual properties is provided by the Urban County Government on Thursdays in this portion of the Urban Service Area. Private haulers often provide additional service to commercial developments.

Police – The nearest police station is the West Roll Call Center facility, located on Old Frankfort Pike inside of New Circle Road, approximately 2½ miles to the southwest of the subject property.

Fire/Ambulance – Fire Station #10 is located about one mile to the southeast of the property, along Finney Drive near the Georgetown Road and New Circle Road interchange.

Utilities – Natural gas, telephone service, electric, water, streetlights, and cable television are all available to serve this area, and can be extended into the subject site as it develops.

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 Comprehensive Plan identifies the need to protect and provide readily available economic development land to meet the need for jobs (Theme C: Creating Jobs and Prosperity), as well as encouraging development in a compact and contiguous manner (Theme E: Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land).

The petitioner proposes a Light Industrial (I-1) zone in order to develop a 1½-acre lot into a light industrial use, with associated off-street parking.

CASE REVIEW

The petitioner requests a zone change from an Agricultural Urban (A-U) zone to a Light Industrial (I-1) zone.

The subject property is located just to the southwest of the signalized Georgetown Road intersection with Citation Boulevard. The subject property, which is currently vacant, is also bordered by property owned by the petitioner. The area is generally characterized by light industrial land use along the west side of Georgetown Road, with the exception of the Konner Woods subdivision and the Imani Baptist Church a short distance to the south, south of Sandersville Road. The Rood & Riddle Equine Hospital and a vacant B-3 zoned parcel are located across Georgetown Road from this location. Also, several residential neighborhoods are located along the east side of the corridor, including Coldstream Station, Oakwood and Highlands – all south of the subject site.

Almost all of the land between Georgetown Road and the Norfolk-southern railroad line (to the west) located between New Circle Road and Spurr Road is prime “jobs land” that is either already developed or is in the process of being developed. In fact, this applicant is currently constructing a large sales and service facility for construction equipment a short distance west of the subject property, which will be accessed from Jaggie Fox Way, and have easy access to both Georgetown Road and Citation Boulevard. Their land, and other nearby land, is located in either a Heavy Industrial (I-2) zone or a Light Industrial (I-1) zone. A portion of the applicant’s other property (to the west) lies within the Royal Spring Aquifer recharge area for the City of Georgetown’s water supply, and other I-1 zoned property within the immediate area has been restricted with conditional zoning restrictions.

The 2013 Comprehensive Plan no longer focuses on specific, land use recommendations, but utilizes a policy-based document to provide considerably more flexibility. From 1976–2007, previous Comprehensive Plans have recommended light industrial future land use for the subject property, which is clearly reflective of the available infrastructure and compatibility with the surrounding development and character. The 2013 Comprehensive Plan suggests that more “jobs land” is needed, meaning additional land permitting employment opportunities should be seriously considered (Theme C: Creating Jobs and Prosperity). This is contrary to the past history since the 1990s, where several tracts of land have been rezoned along Georgetown Road, including land south of the subject site near Konner Woods and Imani Baptist Church.

The applicant asserts that this proposal is in furtherance of the 2013 Comprehensive Plan, and the staff concurs. Their justification is that the existing Agricultural Urban (A-U) zone for the subject site is inappropriate and the proposed Light Industrial (I-1) zone is appropriate. This small parcel is surrounded by either Georgetown Road or I-1 zoning, and all public facilities and utilities are now available to the subject site. Unlike the equine hospital across Georgetown Road, the subject site has no future utility in an A-U zone, as it is too small to be operated for a viable agricultural use. An I-1 zone will permit it to fit into its light industrial neighborhood, and also further the Goals and Objectives of the 2013 Plan.

The Staff Recommends: Approval, for the following reasons:

1. The requested Light Industrial (I-1) zone is appropriate and the existing Agricultural Urban (A-U) zone is no longer appropriate for the subject property, for the following reasons:
 - a. The 2013 Plan’s Theme C: “Creating Jobs and Prosperity” identifies the need to protect and provide readily available economic development land to meet the need for jobs. This A-U zone is not appropriate for job creation.
 - b. The proposed I-1 zone is better able to fulfill the goal of increasing opportunities for employment locations within the Urban County.
 - c. The west side of Georgetown Road corridor is primarily industrial in nature, and a significant portion of the land between Georgetown Road and the Norfolk-Southern railroad line, between New Circle Road and Spurr Road, is prime “jobs land” that is either developed or is in the process of being developed; thus, demand does exist for light industrial zoning and land use in the immediate area.
 - d. The proposed Light Industrial (I-1) zone is appropriate and is compatible with the adjoining zoning and land uses.
 - e. The subject property has been recommended for Light Industrial land use for the past four decades.
2. This recommendation is made subject to the approval and certification of ZDP 2016-51: Wayne Supply, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission’s approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction(s) should be put into effect for the subject property:
 - a. No lighting may be directed toward any adjacent property located in either an Agricultural or Residential zone.

This restriction is necessary to prevent any intrusion of light from this industrial site to non-industrial locations along US 25.