

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

**MAR 2013-17: URBAN COUNTY COUNCIL**

**DESCRIPTION**

**Zone Change:** From a Planned Neighborhood Residential (R-3) zone  
To an Office, Industry, and Research Park (P-2) zone

**Acreage:** 15.91 net (16.99 gross) acres

**Location:** 920 Citation Boulevard

**EXISTING ZONING & LAND USE**

<b><u>Properties</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Land Use</u></b>
Subject Property	R-3	Vacant/Agricultural
To North	P-2	Vacant
To East	R-3 & P-2	Greenway & Vacant
To South	A-U, R-1D & R-3	Single-Family Residential
To West	R-3	Single-Family Residential

**URBAN SERVICES REPORT**

**Roads** – Citation Boulevard is a minor arterial boulevard that currently connects Jaggie Fox Way (west of Georgetown Road) to Newtown Pike (KY 922). Plans for Citation Boulevard include extending the roadway in both directions to ultimately connect many neighborhoods and employment centers in the northern half of the community, from Leestown Road (US 421) at Alexandria Drive to Russell Cave Road (KY 353).

**Curb/Gutter/Sidewalks** – Curbs, gutters and sidewalks are available on both sides of Citation Boulevard in this location.

**Storm Sewers** – Storm sewer facilities exist in the area, although not in this portion of the Coldstream Research Campus. Cane Run Creek, located immediately to the east of the subject property, runs north toward Scott County and does cross the Coldstream Campus. The FEMA D-FIRMs indicate that a Special Flood Hazard Area (100-year floodplain) exists on the eastern side of the property as part of Cane Run Creek.

**Sanitary Sewers** – A sanitary sewer force main runs along Citation Boulevard in this vicinity, although no sanitary sewer improvements have been completed on the subject property. The property is located within the Town Branch sewershed and will be served by the Town Branch Wastewater Treatment Facility, located about 2½ miles to the southwest of the property, between Old Frankfort Pike and Leestown Road.

**Refuse** – Refuse pickup is provided by the Urban County Government on Thursdays in this vicinity.

**Police** – The nearest police station is the West Roll Call Center facility, located on Old Frankfort Pike inside of New Circle Road, approximately 3 miles to the southwest.

**Fire/Ambulance** – Fire Station #10 is located 1¼ miles to the south of the property, along Finney Drive near the Georgetown Road and New Circle Road interchange.

**Utilities** – Natural gas, telephone service, electric, water and cable are all available within the immediate area to serve the subject property.

**LAND USE PLAN AND PROPOSED USE**

The 2007 Comprehensive Plan (Sector 7) recommends Medium Density Residential (MD) future land use, for the subject property, defined as 5–10 dwelling units per acre. The Urban County Council initiated a zone change for the subject property in order to permit its development in a similar style and use as the rest of the Coldstream Research Campus. A distribution and warehouse facility is currently under consideration for approximately half of the subject property.

**CASE REVIEW**

The Urban County Council has initiated a zone change from a Planned Neighborhood Residential (R-3) zone to an Office, Industry and Research Park (P-2) zone for approximately 16 acres of property.

The subject property is located on the south side of Citation Boulevard, between Georgetown Road and Newtown Pike. The property is currently vacant, but has been used for agricultural purposes in the recent past. The property is bordered to the west and south by established single-family residential neighborhoods, including Belmont Farm (R-3 zone) and Highlands Park (R-1D zone). The Cane Run Creek greenway borders the site to the east, and Citation Boulevard and a large portion of the Coldstream Research Campus exist to the north of the property.

The subject property was part of the original Coldstream Research Campus zone change in 1991. It is the only parcel that was rezoned to a Planned Neighborhood Residential (R-3) zone, while the remaining 700 + acres were rezoned to an Office, Industry & Research Park (P-2) zone. At that time, the parcel was identified as a potential public school site, with residential land use as a second option if the school system was not interested. In 2009, the LFUCG purchased a 99-year lease for the property in order to construct the planned Emergency Operations and Security Center ahead of the 2010 World Equestrian Games, which would have created a home base for several emergency management operations. Although the LFUCG entered into a long-term lease, the property remains owned by the Commonwealth of Kentucky. In fact, the Emergency Operations and Security Center was never constructed at this location due to cost factors, and has since made plans to locate in an existing facility owned by the LFUCG. The staff understands that a distribution and warehouse facility is currently under consideration for half or more of the nearly 16 acre subject property.

The 2007 Comprehensive Plan carries forward a recommendation from past Comprehensive Plans for Medium Density Residential (MD) future land use, defined as 5–10 dwelling units per acre. The Plan suggests a range of between 80 and 159 dwelling units on the subject site. The proposed rezoning from an R-3 zone to a P-2 zone is not in agreement with the Plan; thus, the Commission should consider the appropriateness of the rezoning at this location.

Although the property is bordered by two residential neighborhoods, no connectivity exists between either of these established neighborhoods and the subject property. This results in an isolated parcel, which might accommodate multi-family residential. However, the staff is aware of another multi-family condominium development in the immediate vicinity (to the northwest) that has occupied/sold at a slow rate, indicating a less than favorable market for that land use in this portion of the community. Considered together, this suggests to the staff that residential development is not appropriate at this location.

The property has over 900 feet of frontage along Citation Boulevard, one of the community's major connector roadways. Citation Boulevard connects directly to Georgetown Road and Newtown Pike, providing excellent access to the local roadway network, as well as the interstate system to the north of this location. This type of access is preferred for warehousing and distribution of goods, and will benefit the use that is proposed for a portion of the property. In addition, the property is already a part of the Coldstream Research Campus development, which is zoned P-2 in whole. The proposed distribution and warehouse land use would be similar in terms of intensity and traffic to previous uses planned for the site, but never accomplished. Lastly, the P-2 zone requires a greater amount of open space and landscaping than other business zones in the Zoning Ordinance to create the park setting. The property boundary trees are recommended to be maintained in order to meet the Zoning Ordinance requirements and will preserve a significant buffer that is solid and already established adjacent to the Highlands Park and Belmont Farm neighborhoods. The staff suggests conditional zoning restrictions in order to achieve this.

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

1. The existing Planned Neighborhood Residential (R-3) zoning is inappropriate, and the proposed Office, Industry and Research Park (P-2) zoning is appropriate for the following reasons:
  - a. No street connectivity exists between either of the adjoining established neighborhoods and the subject property, when combined with the extensive tree line and landscaping in place along these property lines, the result is in an isolated parcel.
  - b. A less than favorable market in this portion of the community exists for multi-family residential, evidenced by another multi-family condominium development in the immediate vicinity that has been sold/occupied at a slow rate over the past decade.
  - c. Property frontage along Citation Boulevard (one of the community's major connector roadways) and easy access to Georgetown Road and Newtown Pike, are preferred for warehousing and distribution of goods, as is proposed for a significant portion of the subject property.
  - d. The property is already a part of the Coldstream Research Campus development, which is zoned P-2 in whole.

- e. The proposed warehouse and distribution facility land use is similar in terms of intensity and traffic to previous uses planned for the site, but never accomplished, such as a public school and the LFUCG Emergency Operations and Security Center.
2. Under the provisions of Article 6-7 of the Zoning Ordinance, the use of the subject property shall be restricted as follows:
- a. A 50-foot landscape buffer shall be established along the western and southern property boundaries. Any trees greater than 4" DBH shall be maintained, unless dead or diseased. The Urban Forester shall be consulted prior to removal of any dead or diseased trees on this portion of the subject property.
- This restriction is appropriate and necessary in order to maintain a significant landscape buffer along the established residential neighborhoods immediately adjoining the subject property.

TLW/BJR/WLS

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