

2. WILLIAM E MCALPIN ZONING MAP AMENDMENT AND ALEXANDRIA STORAGE DEVELOPMENT PLAN

- a. **PLN-MAR-24-00003: WILLIAM E MCALPIN** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone, for 0.481 net (1.675 gross) acres for property located at 1120 Alexandria Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. 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 petitioner proposes to construct a 6,300 square-foot warehouse to store his personal vehicles and equipment. In addition, the applicant is proposing to provide five parking spaces adjoining the structure.

The Zoning Committee Recommended: **Approval.**

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

1. The current Agricultural Rural (A-R) zone is inappropriate for the following reasons:
 - a. At less than half of an acre in size, the subject property is too small to farm effectively, and is out of character with the standard 40-acre minimum lot size required in the Agricultural Rural (A-R) zone.
 - b. The parcel is physically separated from other nearby agricultural uses by existing roadways, and is located within the Urban Services Area.
 - c. The intensity of Alexandria Drive and New Circle Road, and the lack of existing connections in the vicinity makes the subject property ill-suited for single-family residential development.
2. The proposed Light Industrial (I-1) zone is appropriate, for the following reasons:
 - a. The subject property adjoins an industrial park with existing Light Industrial (I-1) zoning.
 - b. The Light Industrial zone will allow for a low-traffic personal warehouse use on a parcel that due to its size and location is ill-suited for residential, agricultural, or commercial development.
 - c. The proposed use will act as a transition to the more intense industrial uses on Enterprise Court, and will not negatively impact nearby properties outside of the Urban Services Area.
3. This recommendation of approval is made subject to the following conditional zoning restriction:
 - a. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use shall be prohibited:
 1. Advertising signs as defined in Article 17-3(b)(l) of the Zoning Ordinance
This restriction is necessary and appropriate due to the close proximity of residential uses to the southeast, and to prevent potential distractions near at the W. New Circle Road overpass.
4. This recommendation is made subject to approval and certification of **PLN-MJDP-24-00007: ALEXANDRIA STORAGE** 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-24-00007: ALEXANDRIA STORAGE** (5/5/24)* - located at 1120 ALEXANDRIA DRIVE, LEXINGTON, KY.

Council District: 11

Project Contact: Eagle Engineering

Note: The purpose of this plan is to depict development of a warehouse and associated parking lot on the site, in support of the requested zone change from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.

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

7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote lot coverage and Floor Area Ratio per Article 21 requirements.
10. Denote building height in feet in site statistics.
11. Discuss stormwater detention quality requirements.
12. Discuss access easement from Enterprise Court.
13. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone, for 0.481 net (1.675 gross) acres for property located at 1120 Alexandria Drive. Mr. Crum stated that the applicant is seeking to establish a storage warehouse use that is inside the Urban Services Boundary. Mr. Crum indicated that the applicant is not arguing this application is in agreement with the Comprehensive Plan, but is instead making an appropriateness argument. The applicant is stating that the existing zoning is inappropriate and that the proposed zoning is appropriate given that this property is not large enough to farm and the proximity to the road makes residential zoning difficult.

Mr. Crum stated that Staff was in agreement with the applicant's justification, with the conditional zoning restriction that the applicant could not use any advertising signs as defined by Article 17-3(b)(l) of the Zoning Ordinance. Mr. Crum concluded his presentation by indicating he could answer any questions from the Planning Commission.

Commission Questions and Comments – Mr. Michler asked the differences between the B-4 zone and I-1 zone and why the B-4 was not used instead. Mr. Crum stated that since there was I-1 already in close proximity, the I-1 was more appropriate and the small size of the site limited the ability for larger production.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin highlighted the 6,300 square foot structure with the adjoining parking and the access easement. Mr. Martin indicated there were concerns about access to Alexandria Drive and that would have to be resolved at the time of the final development plan. Additionally Mr. Martin mentioned the storm water detention basin, which would also have to be dealt with at the time of the final development plan. Mr. Martin concluded his presentation by indicating he could answer any questions from the Planning Commission.

Commission Questions – Mr. Owens asked if the building would be right on the property line or if there would be some type of setback and Mr. Martin indicated that a setback was not required in the I-1 zone.

Mr. Michler asked what the current access to the property and Mr. Martin indicated that currently there was none and that the applicant would use the access easement to access the existing road.

Applicant Presentation – Bill McAlpin, applicant, stated that he bought this property ten years ago, and wants to use this as a storage facility for family and friends. Mr. McAlpin mentioned the access easement was going to come from a contract with a neighbor.

Commission Comments – Mr. Nicol commented he thought this was a good use of a vacant property.

Action – A motion was made by Mr. Nicol, seconded by Mr. Wilson and carried 9-0 (Forester and Johnathon Davis absent) to approve PLN-MAR-24-00003: WILLIAM E MCALPIN for reasons provided by Staff.

Action – A motion was made by Mr. Nicol, seconded by Ms. Worth and carried 9-0 (Forester and Johnathon Davis absent) to approve PLN-MJDP-24-00007: ALEXANDRIA STORAGE with the revised 13 conditions recommended by Staff.