

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2012-7: SABLE HOLDINGS, LLC

DESCRIPTION

Zone Change: From a Single Family Residential (R-1C) zone
To a Neighborhood Business (B-1) zone

Acreage: 0.225 net (0.273 gross) acre

Location: 763 Lane Allen Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1C	Duplex (Vacant)
To North	R-1C	Single Family Residential
To East	B-1	Commercial
To South	B-6P	Turfland Mall Shopping Center
To West	B-1	Commercial

URBAN SERVICES REPORT

Roads – Lane Allen Road is generally a two-lane minor arterial roadway that connects Harrodsburg Road (US 68) to Parkers Mill Road (KY 1968). Within the immediate vicinity of the subject property, the cross-section of Lane Allen Road varies somewhat to accommodate turn lanes into Turfland Mall and onto Harrodsburg Road.

Curb/Gutter/Sidewalks – Lane Allen Road has no curb, gutter or sidewalk facilities along either side of the roadway section in the immediate vicinity of the subject property. No improvements to Lane Allen Road have been constructed by any of the nearby parcels that have undergone redevelopment.

Storm Sewers – The subject property is located within the Wolf Run watershed, just southwest of the Wolf Run Creek. The property is not located within a FEMA Special Flood Hazard Area (1% annual chance of flooding), although many adjoining properties are impacted by the floodplain. A drainage easement along the rear property line will help to maintain a separation between the creek, its floodplain, and any development of the property. It is unknown whether the property itself has ever had flooding or damage associated with flooding from the creek to the north.

Sanitary Sewers – Sanitary sewers currently serve the subject property. If any improvements are required to adequately serve the property, the Division of Engineering Stormwater Manual will need to be followed. The property is located within the Wolf Run sewershed and will be serviced by the Town Branch sewage treatment facility, located off of Lisle Road, several miles to the north of this location.

Refuse – The Urban County Government provides refuse collection to residences within this portion of the Urban Service Area on Thursdays, although commercial developments often hire private refuse collection contractors for more frequent collection.

Police – The subject property is located within the West Police Sector (Sector 1). That police station/roll call center is located about 2½ miles to the northwest of the subject site on Old Frankfort Pike, near its interchange with New Circle Road.

Fire/Ambulance – Fire station #11 is the nearest station and is located on Harrodsburg Road, about ¾ of a mile to the northeast of this location.

Utilities – All utilities, including gas, electric, water, phone, and cable TV are available in the area, and could be extended, as necessary, to serve the proposed use of the subject property.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 4) recommends Retail, Trade and Personal Services (RT) future land use for the subject property. The petitioner proposes a B-1 zone in order to re-use the building for a retail sales establishment or other similar business use, along with off-street parking.

CASE REVIEW

The petitioner has requested a zone change from a Single Family Residential (R-1C) zone to a Neighborhood Business (B-1) zone for less than a quarter of an acre on Lane Allen Road.

The subject property is a small parcel that is located on the north side of Lane Allen Road, about 800 feet from the signalized intersection of Lane Allen and Harrodsburg Roads. The subject property is currently occupied by a residential duplex that is vacant. The petitioner proposes to re-use the existing one-story structure as a retail sales establishment or other B-1, use as parking will allow, with associated off-street parking. The petitioner's corollary development plan depicts the structure with 1,835 square feet on the first floor, and a 1,700 square-foot basement.

This block of Lane Allen Road, west of Harrodsburg Road, was originally platted and constructed with residential land use; however, since the late 1980s, several zone changes from residential to business have created a mixed-use area. There remains one parcel besides the subject property that has yet to rezone to a business zone.

The 2007 Comprehensive Plan recommends Retail, Trade and Personal Services (RT) future land use for the subject property, as well as all of the other parcels with frontage along Lane Allen Road between Harrodsburg Road and Garden Springs Drive. The petitioner's request to change the zoning to Neighborhood Business (B-1) is in agreement with the Comprehensive Plan's recommendation. It should be noted to the petitioner and the Planning Commission that utilizing the site with its existing configuration and proposed site layout limits the number of parking spaces that can be created, and therefore limits the available land uses (i.e., offices and restaurants). A significant redevelopment of this site could yield different results.

The Staff Recommends: **Approval** for the following reason:

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2007 Comprehensive Plan's recommendation for Retail, Trade and Personal Services (RT) future land use for the subject property.
2. This recommendation is made subject to approval and certification of ZDP 2012-21: Allendale Subdivision, Block A, Lot 18 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.