

Statement of Justification

The Applicant, Greendale Properties, LLC, is requesting your approval of a zone change from the Neighborhood Business (B-1) zone to the Planned Shopping Center (B-6P) zone for approximately ten acres of land located at 1201 Greendale Road.

This property is located in the middle of a rapidly developing residential area which has a need for commercial services. Within a one-mile radius of this property, there are currently 2,603 households with a population of 7,163. Within a three-mile radius, there are currently 12,444 households with a population of 35,808. Average household income in the area is approximately \$80,000.00 per year. As the area has developed rapidly, commercial support facilities have not kept up the pace.

This property is ideally suited for commercial use to serve the surrounding area. It is served by collector roads, Lucille Drive and Greendale Road, and by Mulundy Way. It is easily accessible from the surrounding neighborhood by foot, bicycle or vehicular access. It is well-situated to provide retail, service, professional and restaurant use.

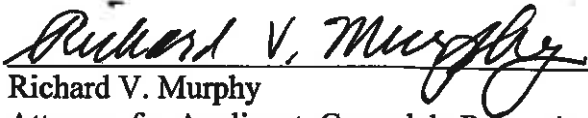
Sixteen years ago, in 2001, this property was rezoned to the B-1 zone, with a number of conditional zoning restrictions. The B-6P zone will better allow development of this property in today's economy. The conditions imposed in 2001 require that no more than 25% of the floor area dedicated to B-1 uses may be located in buildings which are exclusively used for B-1 uses. 15% of the total floor area was required to be residential uses.

The B-6P zone will permit a planned shopping center which will allow the uses to be guided by market demand, as called for in Objective E.1.b. of the 2013 Comprehensive Plan. In addition, there will be greater sign control.

This proposal is in agreement with the 2013 Comprehensive Plan. If this underutilized property is allowed to develop it will support infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Goal A.2.). Much of the infrastructure has already been constructed, and it can be developed with minimal disruption of natural features (Objective A.3.c.). Allowing community-oriented commercial will assist in providing a well-designed neighborhood and community (Goal A.3.). This proposal will also create jobs where people live (Objective C.1.d.). Its ability to be served by pedestrian, bicycle and vehicular traffic comports with Goal D.2. which calls for providing accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors. It provides goods and services to an under-served area of the community. The zone change also supports Objective E.1.b. by encouraging compact, contiguous development as guided by market demand, to accommodate future growth needs. This development will support the growing residential community in this portion of Lexington. The proposal will help maintain the current boundaries of the Urban Service Area (Goal E.3.).

Also, this proposal will reduce Lexington's carbon footprint by reducing the time and distance spent in automobiles to reach retail and service destinations, as called for in Goal B.2. It will encourage economic investment in established communities in Lexington (Page 98) and will allow space for new businesses, as called for on Page 62 of the Comprehensive Plan.

Thank you for your consideration of this zone change request.


Richard V. Murphy
Attorney for Applicant, Greendale Properties, LLC

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