

**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: **PLN-MAR-18-00018: CITADEL STORAGE PARTNERS II, LP** - petition for a zone map amendment from a Community Center (B-6P) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.88 net (4.10 gross) acres, for property located at 133 N. Locust Hill Dr. (Council District 7)

Having considered the above matter on **September 27, 2018**, at a Public Hearing, and having voted **7-1** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The existing Commercial Center (B-6P) zone is inappropriate for the subject property because despite having frontage along N. Locust Hill Drive, there is poor visibility for commercial activities, an irregularly shaped parcel, and other site constraints limiting the commercial attractiveness of the site that has led it to being underutilized. As such, the site is not conducive to successful development of a B-6P zoned property.
2. The proposed Wholesale and Warehouse Business (B-4) zone is appropriate for the subject property because the proposed indoor self-storage use is less intense than what could be developed on the property in close proximity to Senior Living facilities, rehabilitation facility, and multi-family residential complex. In addition, the restricted B-4 zone is compatible and consistent with the surrounding zoning, land use, and development pattern along this portion of the Richmond Road corridor.
3. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00071: Locust Hill Shopping Center**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
4. **Under the provisions of Article 6-7 of the Zoning Ordinance, this property shall be subject to the following use restrictions via conditional zoning:**  
**PROHIBITED USES:**
  - a. Major automobile and truck repair.
  - b. Laundries and dyeing shops, and laundry pick-up stations.
  - c. Ice plant.
  - d. Tire re-treading and re-capping.
  - e. Machine shop
  - f. Truck terminals and freight yards.
  - g. Automobile service stations.
  - h. Establishments for the display and sale of pre-cut, pre-fabricated, or shell homes.
  - i. Circuses and carnivals.
  - j. Retail sale of building materials, hardware-related items and lumber.
  - k. Pawnshops.
  - l. Parking lots and structures as principal uses.
  - m. Outdoor speakers and public address systems.
  - n. Mining of non-metallic minerals.
  - o. The Principal use of the property as an establishment or lots for the display, sale, or repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, boats or supplies for such items.

These land use restrictions are appropriate and necessary at this location to ensure that the proposed commercial development of the subject property will not negatively impact the nearby residential developments in this area.

ATTEST: This 15<sup>th</sup> day of October, 2018.

  
Secretary, Jim Duncan

WILLIAM WILSON  
CHAIR

Note: The corollary development plan, PLN-MJDP-18-00071: LOCUST HILL SHOPPING CENTER (AMD) was approved by the Planning Commission on September 27, 2018 and certified on October 10, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by December 26, 2018.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nick Nicholson, attorney.**

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES: (7) Bell, Berkley, Forester, Mundy, Nichol, Owens, and Penn

NAYS: (1) Wilson

ABSENT: (2) Brewer and Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00018** carried.

Enclosures: Application  
Plat  
Staff Report  
Applicable excerpts of minutes of above meeting