

500 Southland Drive

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500 Southland Drive
Lexington, Kentucky 40503

April 1, 2026

LFUCG Planning Commission
200 E. Main Street
Lexington, KY 40507

Re: Zone Change Application at 50 Southland Drive

Dear Planning Commission:

I am pleased to present this application for a zone map amendment at 500 Southland Drive, Lexington, Kentucky (the "Property") from its current Professional Office (P-1) zone to a Neighborhood Business (B-1) zone. The Property is 1.09 acres at the Corner of Mitchell Avenue and Southland Drive. The Property is bounded to the north and west by the R-1C zone, and on the east and south by the B-1 zone. The Property is located just outside the Infill and Redevelopment Zone, which is across the street on Southland Drive.

GOALS AND OBJECTIVES

The application directly aligns with the Imagine Lexington 2045 Comprehensive Plan. Specifically, the Goals that:

- **Encourage the use of neighborhood-enhancing elements:** By providing a local gathering space to serve the community, the proposal fulfills the objective to encourage "neighborhood-serving businesses and community focal points" (Theme A, Goal 3, Objective D);
- **Strategic Infill and Adaptive Reuse:** The project transforms an underutilized office into a vibrant space that serves a wider array of neighborhood needs, directly addressing the goal to "identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development" (Theme A, Goal 2, Objective A);
- **Well-Designed Neighborhoods:** The proposal ensures the property is "compatible with existing urban form" (Theme A, Goal 2, Objective B) by transitioning a single-use P-1 parcel into a B-1 designation that fits the existing neighborhood character and intensity; and
- **Support Local Prosperity:** The transition to B-1 aligns with the goal to "improve opportunities for small business development" (Theme C, Goal 2, Objective B). By

providing a flexible space for neighborhood-scale commerce, the project fosters a local entrepreneurial environment.

Further, located on the Southland Corridor, this transition to a B-1 zone moves the property toward the "walkable, mixed-use environment" envisioned in Theme D. This change better serves the immediate residents by placing businesses within walking distance of their homes, thereby "de-emphasizing single-occupancy vehicle dependence" (Theme D, Goal 1, Objective B). Lastly, the proposed zoning eliminates a "zoning island" by creating a contiguous and logical business cluster, which represents a more efficient use of land and a more harmonious streetscape than a standalone professional office.

ENGAGEMENT

The Property is located within 500 ft of the Rosemill Neighbors Association, Mitchell Ave Neighbors Association, Picadome Neighbors Association and The Southland Association, Inc. I have reached out to these neighbors associations as well as councilmember for district 10 letting them know of my desire to rezone the property and asked if there were any questions from them or their neighbors regarding the use and providing my contact information. Additionally, as a resident of the neighborhood I have spoken to some of my neighbors both inside and outside of the notification area to ask for input of what type of use would benefit the neighborhood best prior to beginning the rezone process.

SITE DESCRIPTION

The Property is located on the Southland Drive corridor. The vicinity is roughly half commercial and half residential, of which residential areas the majority are single family residential. The commercial uses include hospitals and medical offices, gas station, restaurants, banks, and other retail and service businesses. The existing structure was built in 1960; it is currently used for professional offices and is vacant. The Property is not part of a historic district, H-1 overlay, or other place of historic significance.

PLACE-TYPE, DEVELOPMENT TYPE, & REQUESTED ZONE

The most appropriate place-type is **Enhanced Neighborhood** which the Comprehensive Plan defines as:

Existing residential area to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options. Development should be context-sensitive to surrounding areas and should add to the sense of place. Incorporating multimodal connections is crucial to neighborhood success and viability.

Imagine Lexington 2045 Comprehensive Plan p. 342.

The Applicant believes this Property is best suited to a **Low Density Non-Residential/Mixed Use (LNR MU)** development type.

The proposed B-1 zone will serve as a quintessential neighborhood serving business without altering the existing building footprint. With its neighborhood-scale use, the project achieves the Comprehensive Plan's goal of land use efficiency and adaptive reuse. This shift not only supports local small business development but also enhances the neighborhood's quality of life by providing an activated, accessible gathering space that respects the existing scale and character of the surrounding community.

DEVELOPMENT CRITERIA

The proposed development plan is an Enhanced Neighborhood place-type with a Low Density Non-Residential/Mixed-Use development type:

<u>Land Use</u>	<u>Transportation, Connectivity, and Walkability</u>	<u>Environmental Sustainability and Resiliency</u>	<u>Site Design</u>	<u>Building Form</u>
A-DS12-1	A-DS1-1	B-PR-1	A-DS5-4	A-DS4-2
A-DN3-1	A-DS1-2	B-PR7-1	A-DS7-1	A-DS5-3
B-SU3-1	A-DS4-1	B-PR9-1	C-LI8-1	A-DN2-2
C-L17-1	A-DS5-2	B-PR10-1	C-PS10-2	D-PL2-1
C-PS9-1	A-DS5-1	B-SU4-1	D-PL10-1	E-GR4-1
C-PS15-2	A-DS10-1	B-SU5-1		
D-PL15-1	A-DS11-1	B-SU9-1		
E-ST8-2	C-PS10-1	B-SU11-1		
E-GR3-1	D-CO2-1	B-RE1-1		
E-GR9-2	D-CO2-2	B-RE2-1		
	D-CO4-2	B-RE5-1		
	D-SP6-1	D-SP10-1		

The above development criteria require further explanation to demonstrate this application's compliance with the Comprehensive Plan, and how the proposed B-1 zoning fits this Enhanced Neighborhood place-type. A summary is attached as **Exhibit A**.

VARIANCE AND WAIVER REQUESTS

In addition to the rezoning request above, the applicant respectfully requests the following variances and approval of a waiver. These are necessary due to the site constraints created by the properties existing physical conditions.

- Increase the maximum front yard from 20' to 50'
- Reduce the vehicular use at perimeter buffer from 8' to 0'

- Reduce the interior landscaping for vehicular use area from 10% to 0%
- Reduce the interior vehicular use area tree canopy from 30% to 0%.

These variances can be considered by the Planning Commission at their scheduled public hearing in their consideration of an associated development plan filed in conjunction with the requested zone change. In addition to the rezoning request above, the applicant intends to request approval of a waiver to allow vehicular use area in the front yard as it is an existing condition.

CONCLUSION

The Applicant respectfully requests that the Commission recommend approval of the proposed zone change as it satisfies the Goals and Objectives of the Comprehensive Plan and the Placebuilder criteria. Thank you for your time and consideration.

Sincerely,

VINNY PAIVA