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Lexington-Fayette Urban County Planning Commission
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, KY 40507

Zone Ordinance Text Amendment Request
for Article 8-2 Agricultural-Buffer (A-B) zone

Dear Members of the Planning Commission:

We represent Sayre College d/b/a Sayre School (“Sayre” or “Applicant”) and on its behalf have filed a zoning ordinance text amendment request to alter the square footage limitations and allowable conditional uses for the Agricultural-Buffer (A-B) zone. This request is part of a multi-step process to rezone Sayre’ existing 50-acre Athletic Campus located at 300 Canebrake Drive from its current Agricultural-Rural (A-R) zone to the proposed Agricultural-Buffer zone in order to construct an indoor training facility for Sayre students.

Since 2005, the Sayre Athletic Campus has offered a successful way for a landlocked school in downtown Lexington to provide desired athletic facilities for its student body. As the variety of sport offerings have grown, so to has the need to provide its student with safe facilities to train and practice throughout the year and in all weather conditions. Over the past year, Sayre has been exploring the best possible route to add a new indoor facility in a manner that is least impactful to its neighbors and the agricultural community. As the Planning Commission is aware, conditional uses in the various agricultural zones have historically been limited to a total of 10,000 square feet for all structures on the premises for uses after January 26, 1995. This limitation includes any agricultural structures, like barns or sheds, that exist on a property that has a conditional use other than a true agricultural principal use of the property. Even though the Agricultural-Buffer zone’s intent is to help buffer core agricultural land from urban uses, the same square footage limitation applies to its conditional uses as in the Rural and Natural Areas agricultural zones. The heart of Sayre’s request is to increase the allowable square footage for conditional uses in the Agricultural-Buffer zone to recognize the difference between the intent of Buffer zone and the Rural and Natural Areas zones. This increase is proposed to be tied to the total acreage of the property to ensure that this increase does not carry with it any adverse impacts on its neighbors. By expanding the allowable maximum tied to the total acreage of the property, it will allow for the A-B zone to better fulfill its intent of transitioning from the urban areas to the agricultural areas without risking the prime A-R and A-N acreage in Fayette County due to the limited areas where A-B is considered an appropriate zone. Along with the square footage increase, Sayre is also requesting to allow its existing commercial recreational facility to be a specific allowable conditional use. While the athletic fields quite possibly are already a conditional

use outlined by Article 8-2(d)(7), Sayre felt it best to specifically call out the proposed use similar to how it is treated currently in the A-R zone to differentiate the Sayre Athletic Complex from zoological gardens, sportsmen's farms, native animal game preserves, outdoor rodeos, hunting and trapping, primitive campgrounds, fishing lakes, and private clubs for only these uses that are specifically mentioned as commercial and non-commercial outdoor recreational facilities currently permitted in the A-B zone.

Specifically, Sayre requests the following text amendment to Section 8-2(d) of the Zoning Ordinance:

For any of the following conditional uses established after January 26, 1995, except where the A-B zone is adjacent to the county boundary, and the property is a minimum of ten (10) acres ~~and has frontage on a state highway~~, a total of 2% of the square footage of the property ten thousand (10,000) square feet per acre shall be the maximum allowable for all structures proposed for such uses:

21. Commercial and non-commercial indoor and outdoor recreational facilities (excluding golf courses), with outdoor lighting, loudspeakers, and limited concession sales; but without retail sales of merchandise, and the like; but only when located immediately adjacent to the Blue Sky Rural Activity Center defined in the adopted Comprehensive Plan.

If the requested text amendment is approved, Sayre will file a zone map amendment and conditional use permit application to allow for its existing facility to be rezoned to A-B and governed by similar conditions that govern it today. The development plan will show the existing facilities with one proposed addition – an approximately 7,200 square foot indoor weight room/training facility that is limited to Sayre students. To ensure the Planning Commission fully understands this totality of this request, Sayre is supplementing the ZOTA application with a site plan and exhibits showing the new facility.

In summary, this text amendment is in agreement with the Comprehensive Plan as it upholds the Urban Service Area preservation strategy, while fulfilling the intent of the A-B zone and not endangering the surrounding agricultural area. The increase in square footage is tied to the overall acreage of the property and subject to Board of Adjustment review to ensure that any proposed project is in keeping with the area. As outlined above, the proposed project meets the following Goals and Objectives of the Comprehensive Plan:

Theme A - Growing Successful Neighborhoods

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- c. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.

Theme D - Improving a Desirable Community

Goal 2: Support a model of development that focuses on people-first to provide accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors.

Objectives:

- b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.

Theme E - Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Service Area concept.

Objectives:

- b. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.

Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers. To ensure Lexington is responsive to its future land use needs, this Goal shall be superseded and no longer in effect upon completion of Theme E, Goal 4, Objective D.

We will be at the January public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC



Nick Nicholson

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