

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MARV 2012-10: MONTESSORI HIGH SCHOOL OF KENTUCKY

DESCRIPTION

Zone Change: From a Wholesale & Warehouse Business (B-4) zone
To a Professional Office (P-1) zone

Acreage: 0.6478 net (0.7185 gross) acre

Location: 620 South Broadway

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	B-4	Professional & Agricultural Offices
To North	B-4	Professional Offices
To East	B-4 & B-1	Parking Lot, Restaurant, and Commercial
To South	B-4 & R-5	University of Kentucky
To West	P-1	Professional Offices

URBAN SERVICES REPORT

Roads – South Broadway (US 68) is a four-lane, major urban arterial that connects downtown Lexington to the southwest portion of the Urban Service Area. South Broadway intersects Bolivar Street at a signalized intersection about 230 feet to the north of the subject property. As part of the Newtown Pike Extension Plan, Oliver Lewis Way is planned to continue from High Street to South Broadway along the former railroad bed and will feed into the South Broadway/Bolivar Street intersection, opposite Bolivar Street. Bolivar Street (where US 27 splits from US 68) is also considered a major arterial in this vicinity, although it handles far fewer vehicles per day than South Broadway. It provides a direct connection to South Upper Street (US 27), near the University of Kentucky’s main campus. No improvements to the South Broadway corridor are anticipated at this time, but some are anticipated along this frontage when the extension of Oliver Lewis Way is constructed opposite of Bolivar Street.

Curb/Gutter/Sidewalks – South Broadway has curb, gutter, and sidewalks in the immediate vicinity of the subject property. **Storm Sewers** – The subject property is located within the Town Branch watershed. There is no designated FEMA Special Flood Hazard Area in the immediate area, although a stormwater problem was reported during the September 2006 major storm event at the intersection of South Broadway and Bolivar Street. In older areas of town such as this, the existing storm sewers are sometimes undersized. Since the petitioner does not plan to make any material physical changes to the site, stormwater system improvements may not be necessary. If improvements are later found to be needed, they should be completed in accordance with the adopted Engineering Manuals.

Sanitary Sewers – The subject property is located in the Town Branch watershed and is served by the Town Branch wastewater treatment plant. There are no known problems related to the existing sanitary sewers in this area, and they will most likely be adequate to serve the existing office and proposed school uses.

Refuse – The Urban County Government serves this urbanized area with refuse collection on Mondays. Additional collection service can be secured through a contract with a private refuse service, if necessary.

Police – The nearest police station is located less than one mile northeast of the subject property at the East Main Street headquarters location.

Fire/Ambulance – The nearest fire station (#6) is located less than ½ mile south of the subject property, at the corner of South Upper Street and Scott Street.

Utilities – Natural gas, telephone service, electric, water, streetlights, and cable television are all available to serve the subject property.

LAND USE PLAN AND PROPOSED USE

The 2007 Comprehensive Plan (Sector 5) recommends Professional Services (PS) for the subject property, which is within the boundaries of the Newtown Pike Extension Corridor Plan, adopted as an element of the Comprehensive Plan. The petitioner proposes P-1 zoning in order to use the existing structure for offices and a school for academic instruction. The Montessori High School of Kentucky plans to have 25 students in attendance at this location. Dimensional variances are also being requested with this zone change application.

CASE REVIEW

The petitioner has requested a zone change from a Wholesale and Warehouse Business (B-4) zone to a Professional Office (P-1) zone for approximately two-thirds of an acre of property along South Broadway, near Bolivar Street.

The subject property is located on the southeast side of South Broadway, about 230 feet from the signalized intersection of South Broadway and Bolivar Street. It is the existing location of the Burley Tobacco Growers Cooperative offices, but a portion of the building is currently vacant. The immediate vicinity is characterized by a variety of commercial uses along Broadway, along with the introduction of new multi-family residential complexes that were constructed on old tobacco warehouse sites. The subject property is located between two portions of the Newtown Pike Extension Corridor project. First, Oliver Lewis Way, the extension of Newtown Pike, is planned to intersect South Broadway and create a new significant intersection in this area opposite Bolivar Street; and, second, the Scott Street extension is planned to be constructed as an overpass of South Broadway, parallel to the existing railroad tracks. The property to the rear of the subject property was formerly a railroad right-of-way. It is now owned by the University of Kentucky and is planned to be utilized as a pedestrian and bicycle path.

The property owner plans to continue to use the existing commercial structure for the Burley Tobacco Grower Cooperative offices, and permit the applicant to convert 2,000 square feet of the structure into a school for academic instruction. Off-street parking exists on the subject property, and additional off-street parking is proposed to be leased from the adjoining property owner – also the Burley Tobacco Growers Cooperative (612 South Broadway).

This area is within the Newtown Pike Extension Corridor Small Area Plan boundary, which the Planning Commission adopted in January, 2003, and also incorporated into the adopted 2007 Comprehensive Plan. The recommended land use for the subject property is Professional Services (PS). The SAP states that the vision for the area is to be a “vital part of the core of Lexington,” to “exhibit a mix of uses,” and to create a place where residents “live, work and entertain themselves in a network of neighborhoods” (pg 73).

Since the petitioner is requesting a Professional Office (P-1) zone, and the Comprehensive Plan recommends the Professional Services land use category for the property, the request can be found to be in agreement with the 2007 Comprehensive Plan. Additionally, the petitioner’s justification states that it is important for the school to be located near the University of Kentucky’s Department of Education because of an existing partnership between the two entities. The Montessori High School is currently operating at a church on Rose Street, but parking and space limitations are precipitating a move for the school. The mixture of uses (including the proposed school) in the immediate area is supportive of the vision for the Newtown Pike Extension Corridor.

Dimensional variances are requested in conjunction with this zone change application and are addressed in a separate staff report to the Commission.

The Staff Recommends: Approval, for the following reasons:

1. The requested Professional Office (P-1) zone is in agreement with the 2007 Comprehensive Plan and its recommendation for a Professional Services (PS) land use for the subject property.
2. The proposed mixture of uses for this portion of the South Broadway corridor, adjoining a portion of the Oliver Lewis Way corridor, is supportive of the vision statement from the Newtown Pike Extension Corridor Small Area Plan as adopted by the Planning Commission in 2003, and wholly incorporated into the 2007 Comprehensive Plan.
3. This recommendation is made subject to approval and certification of ZDP 2012-52: Burley Tobacco Growers (Montessori High School of KY), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/BJR/WLS

7/5/2012

Planning Services/Staff Reports/MAR/2012/MARV2012-10.doc