

GENERAL INFORMATION - Zoning Ordinance Text Amendment Application

1. APPLICANT INFORMATION:

Name: Cervantes & Associates, LLC

Address: 1304 Smyrna Lane

City, State, Zip Code: Lexington, KY 40513

2. ATTORNEY (Or Other Representative) INFORMATION:

Name: Mark McCain, Vision Engineering

Address: 128 Reynolds Road

City, State, Zip Code: Lexington, KY 40517

Phone Number: 859-559-0516

3. REQUESTED TEXT CHANGE: Date of Pre-application Conference: 2/24/2022

Zoning Ordinance Article 8-20 Specific text change proposed:

Amendment to Article 8-20 to permit Banquet Facilities in the Highway Service Business (B-3) zone

8-20(b)(31). Banquet Facilities.

4. DESCRIBE THE JUSTIFICATION FOR MAKING THIS CHANGE: (Use attachment if necessary.)

See attached letter of justification.



128 E Reynolds Rd, Suite 150
Lexington, KY 40517
Ph: 859-559-0516

May 2, 2022

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

RE: PLN-MAR-22-00009
Proposed Text Amendment

Members of the Planning Commission,

On behalf of our client, Cervantes & Associates, LLC, Vision Engineering has filed an application for a text amendment to allow a “Banquet Facility” as a principal use in the Highway Service Business (B-3) zone. The Lexington-Fayette Urban County Government (LFUCG) , defines the Banquet Facility use as “a building made available to the public for holding meetings and social events. This use may include the sale of alcoholic beverages; indoor live entertainment; and may also include, as an accessory use, events conducted outside the main building in tents or other temporary facilities, subject to the issuance of a permit by the division of building inspection”. Currently, this is only allowed as a principal use in the Neighborhood Business (B-1) zone.

After reviewing Article 8 of the LFUCG Zoning Ordinance, it appears that many similarities exist with regards to the principal uses in the B-1 and B-3 zones. One of these similarities relates to banquet facilities. While the B-3 zone does not allow banquet facilities as a principal use, it does allow “Motels and Hotels”, which often contain large rooms for holding “meetings and social events”. This is the same type of use that defines a “Banquet Facility”.

GOALS AND OBJECTIVES

In consideration of “Imagine Lexington”, the 2018 Comprehensive Plan, this text amendment may allow the opportunity for property in the B-3 zone to meet the following specific goals and objectives, as outlined below.

THEME A: GROWING SUCCESSFUL NEIGHBORHOODS.

GOAL 2: SUPPORT INFILL AND REDEVELOPMENT THROUGHOUT THE URBAN SERVICE AREA AS A STRATEGIC COMPONENT OF GROWTH.

OBJECTIVE A: IDENTIFY AREAS OF OPPORTUNITY FOR INFILL, REDEVELOPMENT, ADAPTIVE REUSE AND MIXED-USE DEVELOPMENT.

There are many areas in the B-3 zone that present opportunities for redevelopment and reuse of existing buildings and property. The enhancement of a remodeled building, along with redeveloped surroundings that include parking, pedestrian routes, accessibility and landscaping is the infrastructure for achieving Goal 2. Approving this text amendment to allow a banquet facility, as a principal use in the B-3 zone, will present opportunities to operate in a manner similar to the B-1 zone without any increase to the intensity of use. Goal 2 can be achieved, and the character of the B-3 zone can remain with no negative impact.

THEME C: CREATING JOBS AND PROSPERITY

GOAL 1: SUPPORT AND SHOWCASE LOCAL ASSETS TO FURTHER THE CREATION OF A VARIETY OF JOBS.

OBJECTIVE A: STRENGTHEN EFFORTS TO DEVELOP A VARIETY OF JOB OPPORTUNITIES THAT LEAD TO PROSPERITY FOR ALL.

Finding opportunities to utilize existing property for banquet facilities can be difficult and it is additionally challenging when the use is only offered in one specific zone. Problems may include a building that is too small, not enough parking for guests or surroundings that are not aesthetically pleasing. Including the banquet facility use in the B-3 zone may further expand job opportunities related to remodeled buildings or site restoration and landscaping. Additional banquet facilities may increase the business of catering companies or equipment rental. Banquet facilities can have an impact on florists, bridal and tuxedo shops and local musicians. This use has a large financial impact on many different industries, and more facilities can equate to increased business and job opportunities for many.

CONCLUSION

As previously stated, the B-1 and B-3 zones have many similarities, and this text amendment can create financial opportunities for the city of Lexington. Based on the information provided in this document, we are asking the LFUCG Planning Commission for their support with this text amendment to allow a “Banquet Facility” as a principal use in the B-3 zone.

Thank you for your consideration.

Sincerely,



S. Mark McCain, RLA, LEED AP



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