

1. **D&J REALTY, INC ZONING MAP AMENDMENT AND COVEY RIDGE DEVELOPMENT LOT 4 (AMD)DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00001: D&J REALTY, INC.** (4/6/25)* – a petition for a zone map amendment from a Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone, for 0.99 net (1.31 gross) acres for property located at 125 Canebrake Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community’s resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is proposing the rezoning of the subject property to construct a 5,800 square-foot facility for the indoor storage of recreational vehicles and campers. The applicant has indicated that the use will not have staffing on-site. Parking for the use will be accommodated within the proposed structure, with no exterior parking areas identified. The applicant has indicated that a dump station will be provided on-site to empty the sewage tanks of the recreational vehicles stored there.

The Zoning Committee Recommended: **Postponement**

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
2. The applicant should identify Goals, Objectives, and Policies of the Comprehensive Plan that are being met with this request.
3. The letter of justification does not include any discussion of the Urban Growth Master Plan (UGMP). The applicant should review the plan and provide information as to how the request relates to the overall plan for Area #5, and what goals of the plan are being met with this request.
4. The applicant should provide further information regarding the following development criteria:
 - a. D-PL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - b. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
 - c. B-SU4-1: Development should minimize and/or mitigate impervious surfaces.
 - d. C-LI8-1: Development should enhance a well-connected and activated public realm.

- b. **PLN-MJDP-24-00093: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD)** (4/6/25)* - located at 125 CANEBRAKE DRIVE, LEXINGTON, KY

Council District: 12
Project Contact: D & J Realty Inc.

Note: The purpose of this plan is to depict indoor storage facility for large recreational vehicles near the interstate, in support of the requested zone change from an Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Provided the Urban County Council approves the zone change to I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Verify plan is printed to scale.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

9. Provide dimensions on cross-sections.
10. Depict zone-to-zone landscape buffer per Article 18 of the Zoning Ordinance.
11. Depict existing tree canopy.
12. Amend purpose of plan to include reference to plan supporting zone change request from B-5P to I-1.
13. Denote existing zoning for Lot 4 in site statistics box.
14. Depict parking per Article 16 of the Zoning Ordinance.
15. Denote addresses on all lots.
16. Denote height of building in feet.
17. Denote plan type as Preliminary Development Plan.
18. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and revised recommendation for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone, for 0.99 net (1.31 gross) acres for property located at 125 Canebrake Drive. Mr. Crum indicated that the applicant is seeking to rezone the subject property to establish a recreational vehicle storage use using the Industry and Production Center Place-Type and the Industrial and Production Development Type. Mr. Crum stated that Staff was in agreement with selections in Place-Type and Development Type.

Mr. Crum described the existing zoning around the subject property, noting the industrial and highway business-oriented properties, as well as the regulating plan for this area which was recently adopted as part of the Urban Growth Management Plan. Mr. Crum noted that the proposed zone change and use is in line with what the plan allows.

Mr. Crum concluded by stating that Staff was recommending Approval of the subject zone change and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Chris Chaney oriented the Planning Commission to the location and characteristics of the subject property. Mr. Chaney indicated that the applicant is depicting a 5,800 square foot structure for the storage of large recreational vehicles, with access to Canebrake Drive at the northern portion of the property. Mr. Chaney continued, showcasing the street trees along Canebrake Drive and indicated the applicant's intention to improve the existing stormwater retention basin.

Mr. Chaney indicated that Staff was recommending approval of this development plan subject to conditions recommended by Staff. Mr. Chaney indicated that he could answer any questions from the Planning Commission.

Commission Comments and Questions – Mr. Michler asked what the implications are for showing or not showing parking on the development plan due to the requirements. Mr. Crum stated that even if it is not being shown, the area is still subject to the vehicular use area requirements regardless if parking striping is being shown or not. Mr. Crum indicated that the applicant was not trying to bypass any regulations by not showing the parking area on the plan.

Applicant Presentation – Tony Thomas, associate of David Samokar the owner of D & J Realty, stated that Staff has helped Mr. Samokar navigate this process a lot and that the applicant is happy to comply with the conditions, particularly the condition about sidewalk facilities. Mr. Thomas stated he could answer any questions from the Planning Commission.

Commission Comments and Questions – Ms. Worth asked about the dump station onsite and where that would be on the property. Mr. Thomas stated that there was a manhole on the south corner of the site that meets all the requirements to serve the proposed dump station. He also pointed out the proposed location on the plan, adjacent to the retention basin.

Action – A motion was made by Mr. Michler and seconded by Mr. J. Davis and carried 10-0 to approve PLN-MAR-25-00001: D&J REALTY, INC. for reasons provided by Staff.

Action – A motion was made by Mr. Michler and seconded by Ms. Worth and carried 10-0 to approve PLN-MJDP-24-00093: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD) with the nine conditions provided by Staff.