

Justification for requested zone change.

The applicants, Jeff and Peggy Parr, are requesting your approval of a zone change from the Professional Office (P-1) zone to the Neighborhood Business (B-1) zone for approximately 1.1 acres, located at the corner of West Lowry Lane and Huguenard Drive. This property is located directly behind the Kroger grocery store.

The applicants purchased this property in 1997 with the intention that it would be used for the orthopedic surgery practice of Jeff Parr. However, shortly after the purchase, hospitals in Lexington adopted the philosophy that they wanted doctors to be located near the hospitals, especially in hospital-owned properties. That policy by hospitals resulted in the non-use or vacancy of a number of properties in Lexington, including this property and the Medical Heights property across Nicholasville Road. That trend, along with a general weakness in the office market, has resulted in this property remaining vacant. The Parrs have not had a serious offer on this property since they decided not to build in 2000.

While this P-1 lot has remained vacant, the retail property catty-corner across the intersection of West Lowry Lane on Huguenard Drive has thrived. The business properties on the north side of Lowry Lane consist of specialty food stores and restaurants, fitness studios, specialty clothing stores, cell phone stores, clothing alteration shops, along with a few medical offices, insurance offices and hair and nail salons. There are currently no vacancies along that portion of West Lowry Lane. Those properties fill a niche for specialty uses which could easily be utilized on this property. This is a level, open lot, which has access to an existing detention basin. Traffic circulation is excellent, as West Lowry Lane connects to Nicholasville Road and Regency Road, and Huguenard Drive connects to Pasadena Drive. We are proposing conditional zoning restrictions which would prohibit large traffic generators, such as restaurants with drive-through windows.

The proposed use is in agreement with the 2013 Comprehensive Plan. It agrees with Theme A, growing successful neighborhoods. Objective A.2.a. calls for identification of areas of opportunity for infill that respect the area's context and design features whenever possible. Our proposed buildings are consistent with the size and height of the buildings in the area. They are consistent with the specialty retail area along West Lowry Lane, and also the retail area in the Pasadena Plaza on Pasadena Drive. This proposal agrees with Goal A.3., which is to provide well-designed neighborhoods and communities. This proposal will not disrupt any natural features as mentioned in Objective A.3.c. The proposal supports Theme C, creating jobs and prosperity. Objective C.1.d. calls for infill and redevelopment that creates jobs where people live. The mixture of retail and office uses allowed in the B-1 zone agrees with Objectives C.1.b. and d. by providing opportunities for technology and other employment and providing for entertainment and other opportunities to attract young professionals and a workforce of all ages and talents to Lexington.

Providing lower intensity commercial uses will provide for accessible community facilities and services to meet the needs of Lexington's residents and visitors, as called for in Goal D.2. This proposal is compact, contiguous and guided by market demand, as called for in Objective E.1.b. It upholds the Urban Service Area concept as called for in Goal E.1. The proposal will allow space for new or existing business expansion, as called for on Page 62 of the Comprehensive Plan.


This proposal also complies with the guidelines regarding maintaining a balance between planning for urban uses and safeguarding rural land as set forth in Pages 97-99 of the Comprehensive Plan. It will result in utilization of this empty lot and the design is sensitive in size and lot coverage to the other buildings in the area. It will stimulate economic investment in established communities and it gives developers more options to make development more financially feasible, as called for in the Comprehensive Plan.

In addition to this proposal's agreement with the Comprehensive Plan, the existing P-1 zoning is no longer appropriate for the property because it is too great a limitation on the uses allowed, whereas the B-1 zoning is appropriate because it allows for a variety of commercial uses which have proven to be successful in the immediate area.

We understand that not all B-1 uses may be appropriate for this property. Thus, we propose the following conditional zoning restrictions:

1. No drive-through windows for restaurants.
2. No liquor stores, that is, stores which are devoted exclusively to sales of beer, wine and distilled spirits for consumption off-premises.
3. No automobile service stations or sale of gasoline.
4. No carnivals on a temporary or permanent basis.

Thank you for your consideration of this zone change request.


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