

2. FRM LAWSON PROPERTY ZONING MAP AMENDMENT & LEESTOWN INDUSTRIAL PARK ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00032: FRM LAWSON PROPERTY (11/1/17)*- petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 0.71 net (1.14 gross) acres, for property located at 300 Alexandria Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that 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 petitioner proposes to incorporate the subject property into the Leestown Industrial Park for light industrial land use. Short-term gravel vehicle storage is proposed for the adjoining large vehicle repair facility.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. A Planned Neighborhood Residential (R-3) zone is no longer appropriate and a Light Industrial (I-1) zone is appropriate at this location, for the following reasons:
 - a. A major electric transmission line, transmission tower and 75-foot wide easement occupy approximately one-half of the subject property along its northwestern property boundary and closest to the existing Marehaven Subdivision. Such major public service facilities make the site generally incompatible for residential development.
 - b. Any potential residential use of the site under the existing R-3 zoning would be required to be located in close proximity to existing industrial uses within the adjacent Leestown Industrial Park. Residential development of the subject site would not be compatible with the surrounding land uses.
 - c. The subject property is bordered on three sides by industrial or public facilities land uses, which makes I-1 zoning more compatible and appropriate than the existing R-3 zone. Alexandria Drive, and its right-of-way, creates an appropriate land use boundary between the residential subdivisions on the north side of Alexandria Drive and the subject property.
 - d. The site is located within the Urban Service Area, currently vacant and considered underutilized. The site can be successfully incorporated into the adjacent parcel on Over Drive in order to support an existing business in Fayette County.
 2. This recommendation is made subject to the approval and certification of PLN-MJDP-17-00090: Leestown Industrial Park, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
 3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following buffer restriction is recommended via conditional zoning on the subject property:
 - a. A fifteen-foot (15') wide landscape buffer shall be maintained along the northwestern property line. Within the landscape buffer a six-foot (6') tall hedge, wall or berm shall be established.
This restriction is appropriate in order to diminish the visibility of the subject property from Alexandria Drive.
- b. PLN-MJDP-17-00090: LEESTOWN INDUSTRIAL PARK (11/1/17)* - located at 300 Alexandria Drive.
(2020 Land Surveying)

The Subdivision Committee Recommended: Approval subject to the following conditions:

1. Provided the Urban County Council rezones the property I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote as general note #4: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
6. Addition of walkways on plan.
7. Denote conditional zoning restrictions for landscape buffer along Alexandria Drive.
8. Resolve closure of Alexandria Drive access point at time of final development plan.
9. Resolve paving of parking lot for water quality issues at time of final development plan.

Staff Zoning Presentation – Ms. Wade presented the staff report and recommendations for the zone change, and displayed photographs of the subject property and aerial photographs of the general area. She said the subject property can be accessed along Over Drive through an adjacent lot, but the existing frontage is along Alexandria Drive. She said the subject property is

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

encumbered with a transmission power line and its associated tower on the frontage of Alexandria Drive and a 75' easement along this frontage.

Ms. Wade said the applicant contends that the current zoning is inappropriate and the proposed zone is appropriate at this location. She said the staff believes that there should be a buffer established along the Alexandria Drive frontage. She said the staff is recommending a conditional zoning restriction for a six foot hedge and no trees at this location. She said the staff and the Zoning Committee both recommended approval.

Development Plan Presentation – Ms. Gallt presented a rendering of the preliminary development plan associated with the zone change. She said that an access easement has been depicted to provide connectivity to the adjacent lot. She said that staff has a few sign-off conditions, which are to denote the conditional zoning restrictions, as approved by the Planning Commission. She also said that the Subdivision Committee was concerned with the access to Alexandria Drive, and the paving of the parking lot for water quality issues. These concerns need to be resolved by the time of the final development plan.

Commission Question – Mr. Penn said that since this is a preliminary development plan access to Alexandria Drive will not be limited. Ms. Gallt said that will be resolved at the time of the final development plan.

Applicant Presentation – Justin Drury, representing the petitioner. He said the applicant is in agreement with the staff's recommendations and will resolve the access concerns that the staff has and is available for questions.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action – A motion was made by Mr. Penn, seconded by Ms. Mundy, and carried 9-0 (Plumlee and Richardson absent) to approve PLN-MAR-17-00032: FRM LAWSON PROPERTY, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Penn, seconded by Ms. Mundy, and carried 9-0 (Plumlee and Richardson absent) to approve PLN-MJDP-17-00090: LEESTOWN INDUSTRIAL PARK, with the conditions provided by the staff.