

**Justification statement.**

The applicant, Willstone LLC, is requesting approval of a zone change from the R-1C (Single Family Residential) zone to the Neighborhood Business (B-1) zone for approximately one quarter acre located at 101 Dennis Drive. This property is immediately behind 2417 Nicholasville Road, which is Stone Square Shopping Center, the home of Paisano's and Taste of Thai restaurants.

This lot has been used as a gravel parking lot for the Stone Square Shopping Center for approximately 25 years. The applicant purchased the property in December, 2015.

We are requesting the B-1 zone to make the zoning consistent with surrounding uses. Until a user is found, the property will continue to be used as it is currently.

The existing Single Family Residential (R-1C) zoning is inappropriate and the proposed Neighborhood Business (B-1) zoning is appropriate for this property. To the immediate north of the property is the parking lot for the Kentucky Fried Chicken restaurant at 2401 Nicholasville Road. (Although that portion of the parking is zoned R-1C, it is clearly used for commercial purposes.) To the west is a daycare center zoned P-1. To the south is the parking lot for the Panda Express, zoned B-1. To the east, as mentioned above, is the Stone Square Shopping Center, zoned B-1. Rezoning this property to B-1 will make the depth of commercial use from Nicholasville Road consistent in this area. Also, there are no residential uses on this block, and a residential use would be unlikely in this location. In fact, most of the residential uses further down Dennis Drive have been converted to office or similar uses. Our preliminary development plan shows a retail building at the front with the required parking on site.

Also, this proposal is in agreement with the Goals and Objectives of the 2013 Comprehensive Plan. Use of this vacant parcel will support infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Goal A.2). It is an opportunity for infill and redevelopment that respects the area's context (Objective A.2.a.). Construction on this property will minimize disruption of natural features as the property is already being used as a parking lot. (Objective A.3.c.). Allowing business use of the property will improve opportunities for small business development (Objective C.1.b). Better use of this lot will help to uphold the Urban Service Area concept (Goal E.1.) and will encourage compact, contiguous development within the Urban Service Area, as guided by market demand, to accommodate future growth needs (Objective E.1.b). It will assist in maintaining the current boundaries of the Urban Service Area (Goal E.3).

In addition, development of this property will complement the Nicholasville Road commercial area, and will allow commercial development that is accessible to transit lines.

Thank you for your consideration of this zone change request.

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Richard V. Murphy, Attorney for Applicant,  
Willstone LLC

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