

SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-20-00008: CENTENNIAL AMERICAN PROPERTIES



STAFF REVIEW

In the period following the June Subdivision and Zoning Committee meetings, the applicant communicated with staff to review the proposed rezoning. Following those discussions, the applicant reviewed staff's previous comments, and modified their application regarding the proposed development and its agreement with the 2018 Comprehensive Plan. The new information provided by the applicant addresses the majority of staff's concerns. The materials submitted specifically focused on the Goal and Objective, and Development Criteria that were deficient within the original application.

One of staff's primary concerns was how the proposed development was going to fit into the established highway service development and transition from those land uses to the residential land uses located to the south and east (Theme A, Goal #2.b). New construction in our community is meant to be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities (A-DS4-2). With the supplemental material submitted to staff, the applicant indicated that the property will be developed in two phases, beginning with the storage facility, and followed by the inclusion of a small shopping center, located on the front portion of the property. The applicant is proposing a slightly more densely utilized development in comparison to the neighboring commercial development, which is focused on vehicle sales and restaurants.

While the applicant has sought to develop this parcel of land as a Corridor Place Type, focused on the relationship with Richmond Road, and is seeking to fit with in an area that is and has historically been associated with the traveling public, it is equally important to make sure that the proposed rezoning and associated development of the subject property does not overpower the surrounding residential land uses. While the proposed development is seeking to develop a three-story building, the unique topographical situation results in the subject property being approximately one-story below the single-family residences on Lake Wales Drive and Lake Wales Court. Furthermore, the applicant is indicating a larger setback than what is required, in an effort to lessen the impact on the surrounding residential development. Finally, the applicant has shifted their proposed access point for interior circulation to be adjacent to an established parking lot associated with the townhomes to the south, rather than the area directly adjacent to the single family detached homes. By situating the access point here, the applicant is orienting vehicular movement next to vehicular movement, while also maintaining the existing landscape buffer, to reduce the impact of sound.

Additionally, while the proposed development is still focused on the traveling public, the described increase in pedestrian facilities will allow for safe access to transit and the established pedestrian facilities located along Eagle Creek Drive (A-DS5-4, E-GR10-2, A-EQ3-2, and D-CO2-1). While the applicant has described these facilities, the associated development plan does not adequately show pedestrian facilities, for either the first phase or second phase of development. These elements should be included on the development plan prior to certification.

Within the supplemental material, the applicant also indicated that green infrastructure practices, such as rain gardens or bio-swales, shall be incorporated into the stormwater management plan for the property to help with stormwater runoff (B-SU11-1). Additionally, the applicant has indicated that they will include a greater amount of trees along the boundaries with the residential land uses and internal access easement, and that they will seek to group those trees to promote survivability (B-PR7-2, B-PR7-3). Finally, the applicant also withdrew their request for the variance for the distance between any residential zone and a non-pedestrian doorway.



With these changes to the development plan, staff recommends approval of the proposed zone change from a Highway Service Business (B-3) zone to the Wholesale and Warehouse Business (B-4) zone for the property located at 109 Sand Lake Drive (a portion of), as the proposal is in agreement with the 2018 Comprehensive Plan, including the applicable Goals and Objectives, Policies, and Development Criteria.

While staff finds that the proposed rezoning is in agreement with the Comprehensive Plan, it is important to note the unique nature of the application and the location of the subject property. The topographical situation of the subject property, as well as the established tree lines that will remain, allow for a more intense zoning on the subject property with less impact on the surrounding residential land uses. However, there is a need to further reduce the impact caused by this use or any future use. The staff is recommending both buffering restrictions and use restrictions for the subject property. The buffering requirements include a 20-foot landscaping buffer adjacent to the existing residential zones and a limit for lighting to a maximum of 10 feet in height and directed downward for those portions of the building that is adjacent to residential zoning. Additionally, there shall be no outdoor storage, and no direct access to the outdoors from individual units. Finally, the following uses will be prohibited: Laundry, clothes cleaning or dyeing shops, Ice plant, Machine shop, Kennels, animal hospitals or clinics, Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, motorcycles or boats or supplies for such items, Truck terminals and freight yards, Establishments for the display and sale of precut, prefabricated or shell homes, Carnivals, Retail sale of building materials and lumber, Pawnshops, and Shredding, sorting and baling of paper scrap and storage of waste paper.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASON:



1. The requested Wholesale and Warehouse Business Zone (B-4) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning allows for the development of vacant parcels (Theme A, Goal #2.a) at a higher intensity.
 - b. The proposed development provides a well-designed neighborhood (Theme A, Goal #3) by providing safe connections to the surrounding businesses, and activating the street frontage.
 - c. The proposed development will promote, maintain, and expand the urban forest (Theme A, Goal #3.d) by increasing the tree canopy coverage, while also maintaining the established tree line along the rear and side of the subject property.
 - d. The proposed rezoning will assist in the maintenance of the Urban Service Area concept (Theme E, Goal #1) by allowing greater density of business use, and by maximizing development on a vacant parcel in a manner that enhances existing urban form (Theme E, Goal #1.d).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site creates a business development that supports pedestrian mobility, while also providing cross access between businesses.
 - b. The proposed rezoning includes safe facilities for the potential users, by prioritizing multi-modal connections and increasing pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, and limits the impacts on the surrounding environment.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are recommended via conditional zoning:
 - a. The following uses shall be prohibited:
 1. Laundry, clothes cleaning or dyeing shops.
 2. Ice plant.
 3. Machine shop.
 4. Kennels, animal hospitals or clinics.
 5. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles, motorcycles or boats or supplies for such items.
 6. Truck terminals and freight yards.
 7. Establishments for the display and sale of precut, prefabricated or shell homes.
 8. Carnivals.
 9. Retail sale of building materials and lumber.
 10. Pawnshops.
 11. Shredding, sorting and baling of paper scrap and storage of waste paper.
 - b. Any self-storage facility on the premises shall not have outdoor storage, and shall not have direct access to the outdoors from individual units.
 - c. There shall be no exterior lighting greater than 10 feet in height along the building that is adjacent to residential zoning.
 - d. There shall be a 20-foot landscape buffer adjacent to the residential zoning.
4. This recommendation is made subject to approval and certification of PLN-MJDP-20-00021: Sand Lake & Estes Properties, Lot 2, Section 2 (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.