

REVISED FINDINGS ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-21-00011: WALKER PROPERTIES, LLC

STAFF RECOMMENDS: **APPROVAL**, FOR THE FOLLOWING REASONS:



1. A restricted Light Industrial (I-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will allow the National Avenue area to continue growing as a successful aspect of the neighborhood and supporting infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2).
 - b. The Adaptive Reuse Project allows for redevelopment of industrial and warehousing space (Theme A, Goal #2.a), and by utilizing the existing built environment, the proposed project respects the context and design features of surrounding areas (Theme A, Goal #2.b).
 - c. The proposed development produces a well-designed neighborhood and community (Theme A, Goal #3) by preserving the built character of the National Avenue corridor and increasing pedestrian areas provide a space for positive and safe social interactions between the commercial space and the adjacent residential neighborhood (Theme A, Goal #3.a & b).
 - d. The proposed project will allow for the continued renovation, restoration, development and maintenance of this historic commercial district and structures (Theme D, Goal #3.b) and allow further development of an existing successful businesses.
 - e. The proposed rezoning supports local businesses, allowing for the expansion of the established brew-pub, and can allow the creation of a variety of jobs (Theme C, Goal #1.a).
 - f. The proposed zone change encourages development that promotes and enhances tourism (Theme C, Goal #1.b), by supporting the continued success of a tourism-supportive and related business, like micro-breweries, which provide entertainment and other quality of life opportunities that attract young, culturally diverse professionals, and a workforce of all ages and talents to Lexington (Theme C, Goal #1.b).
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 industrial development that works with the established infrastructure and will allow for safe pedestrian mobility.
 - b. The proposed rezoning will include safe facilities for the potential users of the site and include safe 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 limits the impacts on the surrounding environment, and will add tree canopy coverage.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:
 - a. Prohibited Uses:
 - i. Self-storage warehousing
 - ii. Tire retreading and recapping.
 - iii. Automobile service stations.
 - iv. Major automobile or truck repair.
 - v. Establishments for the display and sale of precut, prefabricated, or shell homes.
 - vi. Auto parts rebuilding.
 - vii. Box and crate assembly.
 - viii. Columbariums and crematories.
 - ix. Electric foundry (melts down scrap metal).
 - x. Inflammable underground liquid storage.



- xi. The processing of asbestos.
- xii. The above-or below-ground storage for resale of any flammable or nonflammable gas or oxidizer in liquid or gaseous form; the storage of any empty container that contained any gas in any form; and the receiving of or dispensing of any gas in any form, unless in association with an automobile and vehicle refueling station.
- xiii. Establishments and lots for the display, rental, sale and repair of farm equipment; contractor equipment; automobiles, trucks, mobile homes; boats or supplies for such items.
- xiv. Battery manufacturing.
- xv. Public utility service yard.
- xvi. Truck terminals and freight yards.
- xvii. Shredding, sorting and baling of paper scrap and storage of waste paper.
- xviii. Recycling, sorting, baling and processing of glass and nonferrous metals; building materials salvage.
- xix. Penal or correctional institutions.
- xx. Commercial composting.
- b. All lighting within forty (40) feet of residential zoning shall be a maximum height of twelve feet and directed downward.
- c. There shall be no outdoor amplified speakers for the property located at 720-740 National Avenue.

These restrictions are appropriate and necessary to limit the impact of industrial land uses on the adjacent residential land uses.

- 4. This recommendation is made subject to approval and certification of PLN-MJDP-21-0033: Morningside Market (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.