



ORDINANCE 2020 - 01

AN ORDINANCE OF THE CITY OF ALEXANDRIA, IN CAMPBELL COUNTY, KENTUCKY, APPROVING A RECOMMENDATION OF THE ALEXANDRIA PLANNING COMMISSION TO APPROVE A ZONING MAP AMENDMENT TO REZONE THE KEL AUD CORPORATION REAL ESTATE LOCATED AT 11 VIEWPOINT DRIVE FROM ITS CURRENT ZONING OF R-1V (RESIDENTIAL ONE-V) TO HC (HIGHWAY COMMERCIAL), SUBJECT TO THE SUBMITTED DEVELOPMENT PLAN AND TO THE AGREED CONDITIONS OF APPROVAL, IN ORDER TO REDEVELOP THE PROPERTY AND CONVERT THE EXISTING BUILDING INTO THE *RECA BUSINESS CENTER*.

WHEREAS, the Kel Aud Corporation, owner of the real estate located at 11 Viewpoint Drive, Alexandria, Kentucky, has made application and has requested the City to rezone the property from its current zoning of R-1V (Residential One-V) to *Highway Commercial* (HC), in order to redevelop the property and convert the existing building into the *RECA Business Center*, pursuant to the submitted development plan; and

WHEREAS, Pursuant to KRS 100.311, the Alexandria Planning Commission held a public hearing on December 3, 2019, at which time the zoning map amendment was presented, and the public was given the opportunity to be heard and make comment; and

WHEREAS, once the record of the public hearing was officially closed, the Alexandria Planning Commission considered the evidence presented, discussed the issues, and then voted to recommend approval of the zoning map amendment, subject to the submitted development plan, with agreed conditions; and

WHEREAS, Chairman Hart of the Alexandria Planning Commission has prepared a report and recommendation containing the basis for the Planning Commission's recommendation in favor of the recommended zoning, subject to the submitted development plan, and to the agreed conditions. The report and recommendation is attached hereto and incorporated herein by reference as an exhibit to this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ALEXANDRIA, CAMPBELL COUNTY, KENTUCKY, AS FOLLOWS:

SECTION 1: The recommendation of the Alexandria Planning Commission, as evidenced by the record developed in this case, and as reported and recommended in the attached Exhibit, is hereby adopted and approved; and the materials constituting the record of the Planning Commission and the City Council are incorporated herein by reference.

SECTION 2: The City does hereby change the zoning classification of the Kel Aud Corporation real estate located at 11 Viewpoint Drive, Alexandria, Kentucky, from its current zoning of R-1V (Residential One-V) to HC (Highway Commercial), subject to the submitted development plan, and to the agreed conditions of approval, in order to redevelop the property and convert the existing building into the *RECA Business Center*.

SECTION 3: The Zoning Map of the City of Alexandria shall be amended accordingly.

SECTION 4: This Ordinance shall be effective upon its adoption and approval according to law, and publication thereafter.

SECTION 5: All Ordinances or parts of any Ordinances in conflict therewith, to the extent of such conflict, if any, are hereby repealed.

SECTION 6: If any sentence, clause, section or part of this ordinance or the application thereof to any particular situation is, for any reason, found to be unconstitutional, illegal or invalid, the invalidity of any provision of this Ordinance shall not affect the validity of any other provisions hereof, and such other provisions shall remain in full force and effect as long as they remain valid in the absence of that provision determined to be invalid.

SECTION 7: The foregoing Ordinance was introduced by Council Member Sparks, was read, passed and adopted by the Council of the City of Alexandria, Kentucky, meeting in **regular sessions on the 2nd day of January, 2020, and on the 16th day of January, 2020, with 4 yes votes, no votes, and 0 abstentions**, and was thereafter approved by the Mayor and ordered published in summary according to law.

APPROVED:



MAYOR ANDY SCHABELL

ATTEST:



CITY CLERK JAN JOHANNEMANN

PUBLISHED: _____

EXHIBIT TO ALEXANDRIA ORDINANCE 2020-01

**CITY OF ALEXANDRIA PLANNING COMMISSION
RECOMMENDATION TO MAYOR AND COUNCIL
FINDINGS OF FACT AND SUMMARY OF EVIDENCE
Kel Aud Corporation
11 Viewpoint Drive**

The City of Alexandria Planning Commission held a Public Hearing on Tuesday, December 3, 2019, for the purpose of hearing and collecting evidence, and of reviewing and receiving public comment regarding the application of Kel Aud Corporation, for its real estate located at 11 Viewpoint Drive, Alexandria, Kentucky:

1. A Zoning Map Amendment to re-zone the real estate from Residential One-V (R-1V) zone to Highway Commercial (HC) zone; and
2. Approval of a Development Plan in order to redevelop the property and convert the existing building into the *RECA Business Center*.

The subject real estate is located at 11 Viewpoint Drive, approximately 275 feet southwest of the intersection with Alexandria Pike (US 27). The 1.63 acre site is currently zoned R1-V. The existing property contains the RECA Roller Rink and parking lot. The properties directly to the southeast are zoned as PUD/R1-D. The properties directly to the north, west, and southeast are zoned R1-V. The property directly to the northeast (Walgreens) is zoned as Highway Commercial (HC).

The future land use map identified the property for General Commercial/Office.

The public hearing was conducted according to Kentucky State Law and Alexandria City Ordinances; and all required notices were sent and published and a sign posted pursuant to the statute. All interested persons were welcomed to attend and give verbal comments and/or written comments prior to or at the public hearing.

Ms. Audrey Danner, on behalf of Applicant and owner, Kel Aud Corporation, appeared and gave testimony in favor of the application. She stated that it is intended that if the zone change is approved, the property will be sold to Mr. Chuck Pfaehler. She introduced Mr. Pfaehler.

Mr. Chuck Pfaehler appeared and gave testimony in favor of the application. He stated that he proposes to remodel and paint the existing building and redevelop it and convert it into the RECA Business Center according to the submitted development plan. The principal business will be offices and operations for his HVAC business. He intends to change out the existing large HVAC units and replace them with smaller units. All storage will be inside. He will resurface the parking lot paving where necessary. There may be room for additional similar businesses for professional offices and operations, but no manufacturing.

The City Engineer presented information regarding the engineering features of the application and the submitted development plan; and agreed that the proposal is consistent with the City's Comprehensive Plan. The City Engineer had submitted a review letter dated November 21, 2019, which is part of the record.

No members of the public came forward to speak either for or against the Application.

Upon conclusion of all of the testimony and evidence, the public hearing was closed and the Planning Commission discussed the issues involved. The Commission then voted to recommend approval of the zoning map amendment, subject to the submitted development plan, and with agreed conditions.

The Motion that was made, seconded and adopted unanimously, stated that the Planning Commission recommend to City Council to approve the requested rezoning from Residential One-V (R-1V) to HC (Highway Commercial), based upon the finding that the evidence showed that this rezoning is consistent with the Comprehensive Plan; and subject to the submitted Development Plan, and with the following conditions which were agreed to by the applicant and Mr. Pfaehler:

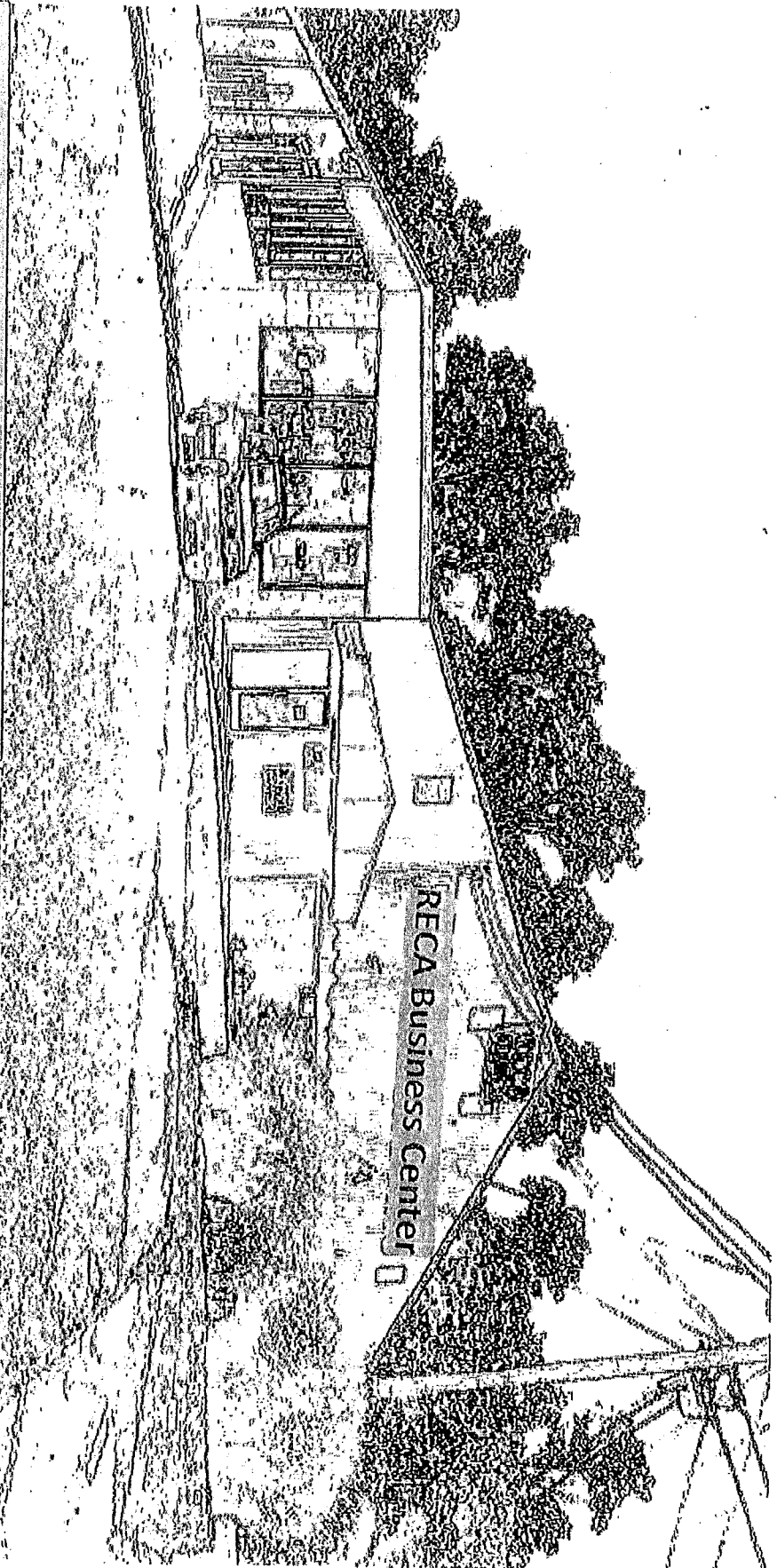
1. All storage of materials and equipment shall be inside the building;
2. Uses permitted shall be limited to the HVAC business offices and operations as described by Mr. Pfaehler, plus any additional uses of a similar nature – all additional uses in the HC zone are excluded; and
3. Sufficient hard surface parking to be provided as deemed necessary for the proposed uses as calculated and approved by the Alexandria Zoning Administrator.

Respectfully submitted,

/s/ Dave Hart

Dave Hart, Chairman
Alexandria Planning Commission

11 Viewpoint Dr, Alexandria, KY 41001



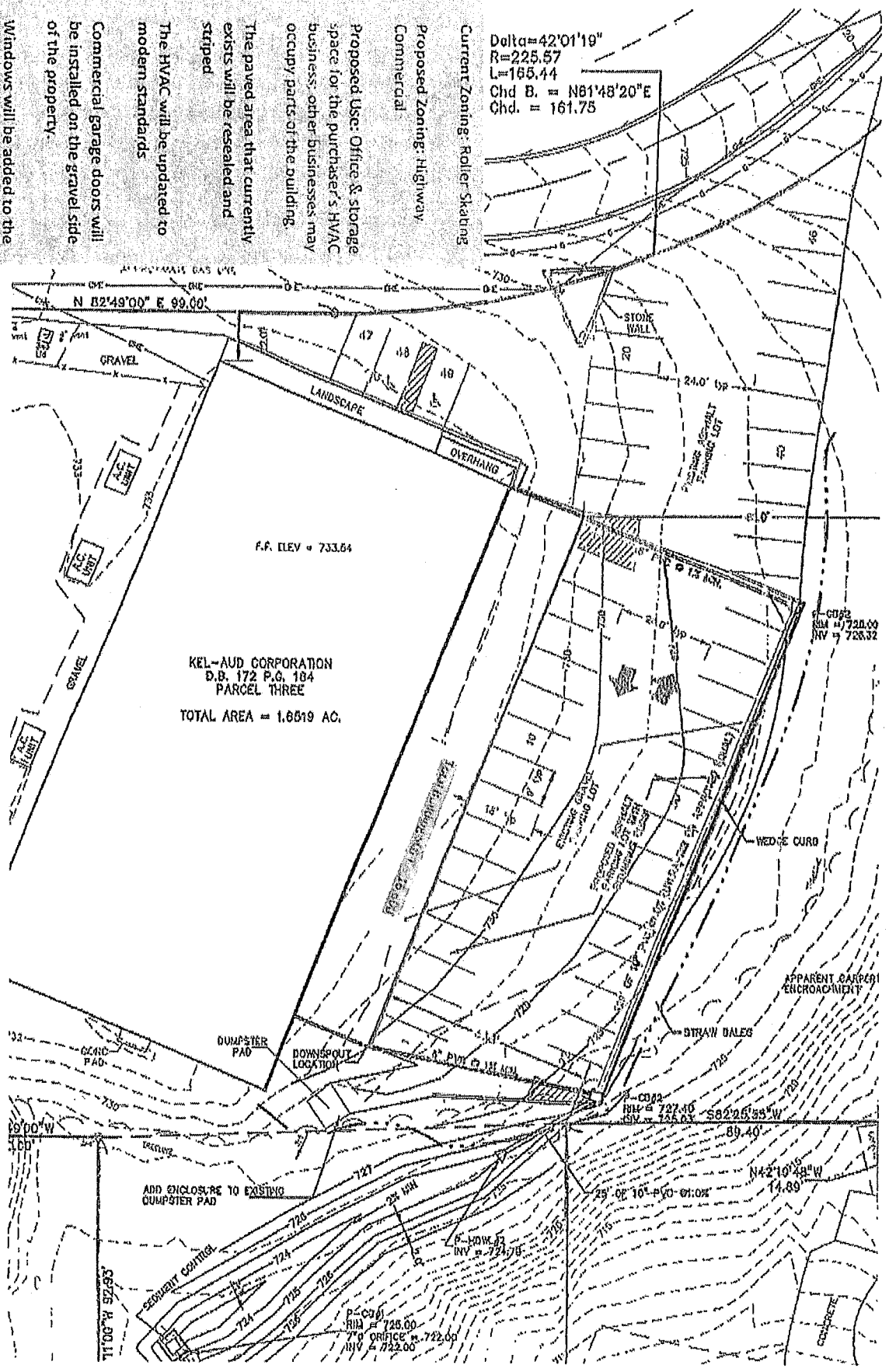
- Current Zoning: Roller Skating
- Proposed Zoning: Highway Commercial
- Proposed Use: Office & storage space for the purchaser's HVAC business; other businesses may occupy parts of the building
- The paved area that currently exists will be resealed and striped

- The parking lot will be repaved in the current configuration
- The HVAC will be updated to modern standards
- Commercial garage doors will be installed on the gravel side of the property
- Windows will be added to the exterior of the building
- New business center sign will be installed facing US-27
- No significant changes to the landscaping will take place
- Exterior of building will be re-painted

- Current Zoning: Roller Skating
- Proposed Zoning: Highway Commercial
- Proposed Use: Office & storage space for the purchaser's HVAC business; other businesses may occupy parts of the building.
- The paved area that currently exists will be resealed and striped.
- The HVAC will be updated to modern standards.
- Commercial garage doors will be installed on the gravel side of the property.
- Windows will be added to the exterior of the building.

Delta = 42'01"19"
 R = 225.57
 L = 165.44
 Chd B. = N81'48'20"E
 Chd. = 161.75

• The green highlighted area is where the re-paving will take place



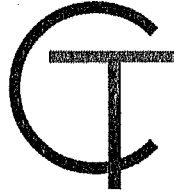
KEL-AUD CORPORATION
 D.B. 172 P.G. 184
 PARCEL THREE
 TOTAL AREA = 1.6619 AC.

F.F. ELEV = 733.64

P-CO22
 RM = 727.10
 INV = 725.63

P-CO21
 RM = 725.00
 INV = 722.00

P-CO22
 RM = 720.00
 INV = 728.32



November 21, 2019

Mr. Dave Hart, Chairman
Alexandria Planning Commission
8236 West Main Street
Alexandria, Kentucky 41001

RE: *11 Viewpoint Drive Rezoning Review*
19028325

Dear Mr. Hart:

We have reviewed the submitted rezoning application for the property located at 11 Viewpoint Drive from above development plans for the proposed rezoning of the property at 7528 Alexandria Pike from Residential One - V (R1-V) to Highway Commercial (HC). We offer the following comments for your consideration:

1. The existing property is located at along Viewpoint Drive approximately 275 feet southwest of the intersection with Alexandria Pike (US 27). The 1.63 acre site is currently zoned R1-V. The existing property contains the RECA Roller Rink and parking lot. The properties directly to the southeast are zoned as PUD/R1-D. The properties directly to the north, west, and southeast are zoned R1-V. The property directly to the northeast (Walgreens) is zoned as Highway Commercial (HC).
2. The future land use map identifies the property for General Commercial/Office.
3. Under current zoning, the permitted uses for this lot would include single-family houses, roller skating rinks, and veterinarian offices. Conditional for this zone include cemeteries, churches, schools, day care, medical clinics, and playground/recreational center.
4. The applicant proposed for the property to be rezoned as highway commercial (HC) to allow for office and storage space for a HVAC business, with the potential of for other small businesses to occupy the free space in the future. The existing footprints of the building and the parking lot will not change. The applicant has indicated that the existing building will remain, and that only minor modifications will be done (adding new windows and doors, updating the HVAC system, and painting the building. The parking lot will be either repaved or sealed (pending condition) and restriped.

If you have any questions regarding the above, please feel free to contact me at your convenience at 859-525-0544 or rseitzinger@ctconsultants.com.



Mr. Dave Hart
November 21, 2019

Page Two

Sincerely,

CT Consultants

A handwritten signature in black ink, appearing to read 'Robert Seitzinger', is written over the printed name.

Robert Seitzinger
City Engineer

Cc:

Ms. Carol Hofstetter, City of Alexandria
Mr. Mark Brueggemann, City Engineer