



ORIGINAL

ORDINANCE 2020 - 06

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 PERRY/STRICKMEYER/KENDALL PROPERTY GROUP REAL ESTATE LOCATED AT 7541 ALEXANDRIA PIKE FROM ITS CURRENT ZONING OF RESIDENTIAL RURAL ESTATE & AGRICULTURAL ZONE (R-RE) TO PLANNED UNIT DEVELOPMENT (PUD) ZONE, SUBJECT TO THE SUBMITTED DEVELOPMENT PLAN AND TO THE AGREED CONDITIONS OF APPROVAL, IN ORDER TO DEVELOP THE REAL ESTATE FOR AN APARTMENT PROJECT, WITH SOME COMMERCIAL LOTS ALONG ALEXANDRIA PIKE.

WHEREAS, Ken Perry on behalf of J.R. Kendall/Kendall Property Group/MRK II LLC made application for a Zoning Map Amendment to re-zone real estate located at 7541 Alexandria Pike, Alexandria, Kentucky, owned by Robert J. Strickmeyer, from Residential Rural Estate & Agricultural Zone (R-RE) to Planned Unit Development (PUD) Zone, and for approval of a development plan; in order to develop the real estate for an apartment project, with some commercial lots along Alexandria Pike; and

WHEREAS, Pursuant to KRS 100.211, the Alexandria Planning Commission held a public hearing on February 4, 2020, 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 Exhibit and the materials constituting the record of the Planning Commission and the City Council are incorporated herein by reference, including without limitation the Minutes of the 2/4/2020 Planning Commission Public Hearing and Meeting, the submitted development plan, Kendall's power point presentation, the submitted traffic impact study, the Kentucky Transportation Cabinet approved roadway improvements, and the City Engineer's review letter.

SECTION 2: The City does hereby change the zoning classification of the real estate located at 7541 Alexandria Pike, Alexandria, Kentucky, owned by Robert J. Strickmeyer, from Residential Rural Estate & Agricultural Zone (R-RE) to Planned Unit Development (PUD) Zone, subject to the submitted development plan, and to the following conditions, as agreed to by the developer: (1) permitted uses for the commercial lots are only for restaurants (not fast food), retail or professional office space, and (2) once KYTC approves a traffic light, the developer will install it as soon as possible; in order to develop the real estate for an apartment project, with some commercial lots along Alexandria Pike

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 20th day of February, 2020, and on the 5th day of March, 2020, with 5 yes votes, 1 no vote, 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: 3/12/2020

EXHIBIT TO ALEXANDRIA ORDINANCE 2020-06

**CITY OF ALEXANDRIA PLANNING COMMISSION
RECOMMENDATION TO MAYOR AND COUNCIL
FINDINGS OF FACT AND SUMMARY OF EVIDENCE
PERRY/STRICKMEYER/KENDALL PROPERTY GROUP
7541 ALEXANDRIA PIKE**

The City of Alexandria Planning Commission held a Public Hearing on Tuesday, February 4, 2020, for the purpose of hearing and collecting evidence, and of reviewing and receiving public comment regarding the application of Ken Perry on behalf of J.R. Kendall/Kendall Property Group/MRK II LLC for:

- 1) a Zoning Map Amendment to re-zone real estate located at 7541 Alexandria Pike, Alexandria, Kentucky, owned by Robert J. Strickmeyer, from Residential Rural Estate & Agricultural Zone (R-RE) to Planned Unit Development (PUD) Zone; and
- 2) for approval of a development plan in order to develop the real estate for an apartment project, with some commercial lots along Alexandria Pike.

The City Engineer's review of the property includes the following:

- 1) The existing property is located along to west side of Alexandria Pike (US 27) near the intersection with Enzweiler Road. The approximately 70-acre site is currently zoned R-RE.
- 2) Surrounding properties include the Shire at Arcadia to the west (Arcadia PUD), Mike Castrucci Ford to the North (NSC-Neighborhood Shopping Center), various Highway Commercial (HC) properties to the north, east, and south (7505, 7525, 7529, 7577, 7621, & 7623 Alexandria Pike), various residential properties to the south (7627 & 7721 Alexandria Pike, 26, 30, & 39 Orlando Drive, and 40 Panorama Drive).
- 3) The future land use map identifies the property for multiple uses. The portion of the property located to the northeast of the gas transmission main is designated as General Commercial/Office. The portion of the property located to the southwest of the gas main is designated as Residential 2.1 to 4.0 dwelling units per acre.
- 4) The PUD rezone/development plan shows the areas along US 27 be broken into 3 Commercial/Retail Lots (Lots 1, 2, & 3) equivalent to the Highway Commercial (HC) Zone.
- 5) Lot 4 is shown as one single-family residential lot equivalent to the RI-D Zone. The properties that are located along Orlando Drive are zoned RI-D. It should be noted that the plan shows the front yard setback on the Orlando Drive side. The lot as shown does not have the minimum frontage along right-of-way to be separated

from the parent tract. This portion of land could be added to other adjoining property to meet the frontage requirement.

6) Lot 5 is being proposed as multi-family residential equivalent to the R-2 Zone. The R-2 zone has a maximum density of 8 dwelling units per acre. The proposed development is for 366 multi-family residential housing units, which is a density of approximately 6.7 dwelling units per acre.

7) It should be noted that CT Consultants did an initial study for a sanitary sewer extension to the subject property. The summary dated January 13, 2017, indicated that the Arcadia pump station could provide capacity for an estimated 286 units. The submitted plan indicates that SDI has approved the sewer capacity for the site. The developer/designer has submitted their calculations for the required capacity and a copy of written approval from SDI.

8) The multi-family land use requires 2 parking spots per unit. A total of 740 spaces will be provided, which is greater than the 732 spaces required.

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 statute. All interested persons were welcomed to attend and give verbal comments and/or written comments prior to or at the public hearing.

Mr. J.R. Kendall, Kendall Property Group of Indianapolis, Indiana, introduced his proposal, including a power point presentation and other exhibits including a traffic impact study and a development plan. He said that that the traffic study recommends roadway improvements, and his company will construct those approved by the Kentucky Transportation Cabinet at its cost. He also said that his company will construct a traffic light and recalibrate the nearby Alexandria Pike traffic lights timing, also at its cost as soon as the Kentucky Transportation Cabinet will approve that.

Mr. Kendall said that the legal basis for the zoning map amendment is that the proposed commercial development along Alexandria Pike is consistent with the adopted Comprehensive Plan, that they are opposed to putting in any high traffic businesses like gas stations and fast food restaurants, and will only build for sit down restaurants, retail or professional office space. Further, he argued that the existing zoning is inappropriate and that the proposed zoning classification is appropriate, because he explained the culture has changed in that many choose to be renters and this project offers a nice transition from living at home to future living arrangements.

Several members of the public came forward to speak, mostly to express concerns about the effects of additional traffic generated by this development. They are concerned that there will be an increase in delays, and cause additional accidents. Others stated their concerns that this development will diminish the value of their properties.