

AGENDA FOR THE BOARD OF ADJUSTMENT
SPECIAL MEETING
June 28, 2022

- I. **CALL TO ORDER** - The Chair will call the meeting to order at 1:30 p.m. from the 3rd Floor Conference Room of the Phoenix Building, 101 E. Vine Street, Lexington, Kentucky 40507.

II. **PUBLIC HEARING ON ZONING APPEALS**

- A. **Swearing of Witnesses** - The Chair will announce that any applicant or objector to any appeal before the Board who plans to speak, will be sworn in at this time.

B. **Conditional Use Appeals**

1. **PLN-BOA-22-00026: ANDERSON COMMUNITIES, INC.** – requests a conditional use permit for outdoor recreational facilities (soccer fields) on property located in an Agricultural Rural (A-R) zone, on property located at 2501 Russell Cave Rd. (Council District 12)

The Staff Recommends: **Approval**, for the following reasons:

- a. In order to preserve the integrity of the Urban Service Boundary, the proposed recreational athletic fields within the Agriculture Rural (A-R) zone should generally operate independently of the higher intensity uses associated with a soccer stadium elsewhere in the community. The proposed outdoor athletic facility (soccer fields) should not adversely affect the remainder of the subject or surrounding properties, provided the activities are in accordance with the recommended conditions herein. The inclusion of significant screening and landscape buffers; prohibitions against lighting, restaurants or food service, loudspeakers and the like; limitations of on-site operations and durations; and restrictions on large-scale tournaments should minimize the impact of the use on properties within the general vicinity.
- b. The proposed facility is supported by the 2018 Comprehensive Plan which calls for the creation of a regional sports complex. The facility will provide a centralized location for local youth and future professional soccer teams to practice, as well as for youth tournaments. The site has convenient access to Newtown Pike and interstates I-75 and I-64, which will benefit local and regional soccer teams traveling to and from Lexington.
- c. The proposed use should not have an adverse impact on traffic in the immediate vicinity as the facility will be easily accessible from the interstate and accessed only from Newtown Pike via Providence Place Parkway. There will be no direct vehicular access to Russell Cave Road.

Subject to the following conditions:

1. The use shall be conducted in accordance with the submitted application materials and a revised site plan reflecting the conditions herein.
2. All necessary permits shall be obtained from the Divisions of Building Inspection and Engineering prior to construction.
3. A stormwater management plan shall be implemented in accordance with the requirements of the adopted Engineering Manuals, subject to acceptance by the Division of Engineering.
4. A sewage treatment system shall be installed in accordance with the requirements of the Department of Health.
5. The design of the off-street parking, internal circulation, and access to the site shall be subject to review and approval by the Division of Traffic Engineering.
6. There shall be no direct vehicular access from the recreational facilities to Russell Cave Road, except a gated access for emergency vehicles only.
7. Access into the property via Providence Place Parkway shall be provided and will necessitate an amendment to the Development Plan and Final Record Plat for the adjacent property in the Economic Development (ED) zone to depict the access.
8. The off-street parking lot and access drive shall be designed in accordance with Royal Spring Aquifer Committee recommendations, Division of Traffic Engineering best practices, and Zoning Ordinance requirements.
9. The applicant shall submit a landscape plan for review and approval by the Division of Environmental Services reflecting the landscaping required in conditions #10 and #11.
10. The parking lot shall be screened in accordance with the requirements of Article 18 of the Zoning Ordinance.
11. The applicant shall provide a 50-foot wide landscape buffer adjacent to the eastern, northern, and western property boundaries consisting of the following: a double row of evergreen trees planted 30-feet on center; a row of large or medium species deciduous trees planted 60-feet on center; and 6-foot tall fencing along the interior and exterior of the buffer.

12. The proposed operation, maintenance and restroom facilities building shall be moved to be located adjacent to the parking lot in order to facilitate handicap accessibility of all participants and guests.
13. Outdoor lighting, loudspeakers, and restaurants or food service are prohibited.
14. The proposed outdoor recreational facilities shall be limited to use for athletic-related activities only and shall not be used for non-athletic commercial events or gatherings, including concerts, festivals, fireworks, off-site parking and the like.
15. Hours of operation shall be limited to 9 a.m. to 9 p.m, daily.
16. There shall be no more than two tournaments per month and tournaments shall be limited to the months of April, May, June, September, and October.
17. Tournaments during the month of October shall be coordinated with Fasig Tipton to avoid traffic conflicts and operational impacts. No tournaments shall occur during horse sale events or for three days prior to the first sale date of the event.
18. Traffic management services shall be provided at the intersection of Providence Place Parkway and Newtown Pike whenever tournaments are hosted, until the intersection is signalized.
19. Should Lexington Sporting Club no longer operate the soccer facility, the conditional use shall be considered null and void.

III. **NEXT MEETING DATE** - The Chair will announce that the next meeting date will be July 11, 2022, at 1:30 p.m. in Council Chambers, 2nd Floor, 200 E. Main St., Lexington, KY 40507.

IV. **ADJOURNMENT** - If there is no further business, the Chair will declare the meeting adjourned.