

LWC English Station – Justification Statement

Related: 23-ZONEPA-0036

Justification Statement for requesting a zoning map amendment from R4: Single Family Residential zoning, and C-1: Commercial zoning, to PEC: Planned Employment Center on the property located at 207 N. English Station Road and from R4: Single Family Residential zoning to C-1: Commercial zoning located at 209 N. English Station Road, in the City of Middletown, Kentucky. Both properties are located predominately in the SW: Suburban Workplace form district except a small section for access to Data Vault Drive from the existing mixed use / retail development at 13301 Shelbyville Road in the Suburban Marketplace Corridor form district.

The request to rezone the subject properties is a necessary step in responding to the evolving needs of the community. The current zoning of the property as single family residential does not align with the surrounding and nearby industrial and retail uses, creating a mismatch that limits the potential for economic growth and development in the area.

The proposed planned employment center zoning for 207 N. English Station Road would allow for a broader range of uses on the property, such as light manufacturing, research and development facilities, and office space. This would attract new businesses to the area and provide job opportunities for local residents.

Rezoning these properties (207 N. English Station Road) to planned employment center and (209 N. English Station Road) to commercial aligns with the City's comprehensive plan and economic development goals, which prioritize attracting and retaining businesses that can provide jobs and contribute to the local economy. The proposed rezoning would also help to diversify the City's tax base by expanding the commercial and industrial sectors, potentially leading to increased tax revenue for the City of Middletown.

The subject site(s) have ample road frontage on N. English Station Road, Data Vault Drive, and to and through the existing mixed-use development mentioned above.

The subject site(s) have direct access to public utilities, such as sanitary sewers, water, electric, and gas.

The subject site(s) are not located in a Historic Preservation District, or on the National Register of Historic Places.

The subject Site(s) are not shown within a mapped 100-year floodplain.

The subject site(s) do not have any mapped (LOJIC) environmentally sensitive features or steep slopes.

Community Form

- The proposal is not an expansion into an existing or planned residential area or neighborhood.
- The proposal will not permit uses generating noxious odors, particulates, or emission.
- The proposed zoning will not permit junkyards, landfills, or quarries.
- The sites are located within an existing activity / employment center.
- The proposal will permit a more compact pattern of development.
- The proposal will encourage a mixture of compatible land uses.

- The proposal will permit new development providing commercial or industrial uses.
- The site(s) have no evidence of natural features.
- The site(s) are not located within the Ohio River Corridor.
- The site(s) are not within a flood prone area.
- The site(s) have no historic assets on site.
- The site(s) have no evidence of distinctive cultural features.

Mobility

- The site(s) are located within an existing employment center with public transportation nearby.
- The proposal will improve access for pedestrian and people with disabilities.
- The proposal will permit land uses compatible with the existing Workplace form.
- The existing access easement shown on the General District Development Plan that provide access to and from the existing retail center to Data Vault Drive shall remain.

Economic

- The site(s) have adequate access to Shelbyville Road and I-265.
- The site(s) are located in an area of mixed commercial and industrial uses.

Livability

- The site(s) are not located within a regulatory floodplain.

Housing

- The proposal will not displace any existing residents

A Detailed District Development Plan shall be required to be reviewed and approved by the planning office and the City of Middletown prior to any development.