

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-18-00013: NEW LEXINGTON CLINIC, PSC** - petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone, for 0.42 net (0.75 gross) acre and from a Single Family Residential (R-1C) zone, for 1.41 net (1.88 gross) acres to a Professional Office (P-1) zone, for properties located at 437, 441, 445, 449 and 453 Parkway Drive and 1221 S. Broadway (a portion of). (Council District 11)

Having considered the above matter on **July 26, 2018**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The requested rezoning to a Professional Office (P-1) zone is appropriate, and the existing Single Family Residential (R-1C) and Planned Neighborhood Residential (R-3) zones are no longer appropriate for the following reasons:
 - a. The P-1 zone is compatible with the existing Lexington Clinic and will allow for a uniform redevelopment of the site.
 - b. The expanded P-1 zoning will allow for a consistent redevelopment frontage along South Broadway, disperse traffic by eliminating the front entrance to the clinic on South Broadway and allow the campus to remain in its currently location.
 - c. The existing residential zones are inappropriate because the business and recreational/governmental uses along South Broadway and Parkway Drive have surrounded the subject properties, making residential living uncharacteristic. The existing residential zoning is bound by Parkway Drive, the existing Lexington Clinic medical office zoning and development, and the Division of Parks and Recreation's parking lot for its facilities at the end of Parkway Drive. In addition, a small hotel exists along the south side of Parkway Drive at its intersection with South Broadway.
 - d. The Parkway Drive right-of-way and the existing parking lot are appropriate land use buffers between the remaining residential properties on the opposite side of Parkway Drive and the R-1C zoning associated with the Gay Brewer Jr. golf course.
 - e. The existing vacant residential lot at the corner of Parkway Drive and South Broadway has been underutilized along this urban major arterial corridor for more than 30 years.
2. The requested rezoning is supported by several of the recently adopted 2018 Comprehensive Plan's Goals and Objectives. The proposed zone change associated with the expansion and redevelopment of the Lexington Clinic site with a state-of-the-art healthcare facility will support infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2); support local assets to further the creation of a variety of jobs (Theme C, Goal #1); attract the world's finest jobs [employees] (Theme C, Goal #2); work to achieve an effective and comprehensive transportation network, specially by prioritizing pedestrian-first design (Theme D, Goal #1 and #1a.); and uphold the Urban Service Area concept (Theme E, Goal #1).
3. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00053: Lexington Clinic (LaBelle Subdivision, Unit 1) (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.

ATTEST: This 17th day of August, 2018.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-18-00053: LEXINGTON CLINIC (LABELLE SUBDIVISION, UNIT 1)(AMD) was approved by the Planning Commission on July 26, 2018 and certified on August 9, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by October 24, 2018.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Steve Ruschell, attorney.**

OBJECTORS

▪ None

OBJECTIONS

▪ None

VOTES WERE AS FOLLOWS:

AYES: (8) Bell, Brewer, Forester, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (1) Berkley

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00013** carried.

Enclosures: Application
Plat
Staff Report
Applicable excerpts of minutes of above meeting