

Rec'd by KA  
Date: 8/3/18

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

IN RE: **PLN-MAR-18-00007: SONG M. KIM & SU OK KIM** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 0.57 net and gross acre, for property located at 3601 Palomar Centre Drive. (Council District 10)

Having considered the above matter on **June 28, 2018**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. There has been an economic, physical, and/or social change in the immediate area since the adoption of the 2013 Comprehensive Plan. The change is the prior rezoning of several adjacent parcels to the Neighborhood Business (B-1) zone, and the subsequent redevelopment to implement the B-1 zone land uses. The site is now surrounded on three sides by the B-1 zone and its land uses, which has occurred over the last five years.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-18-00046: Schroyer Property (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.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the use of the subject property shall be restricted as follows:**
  - a. Any outdoor lighting shall be directed away from any adjoining residential use.  
**This restriction is appropriate and proper because the site abuts existing single family properties to the north.**

ATTEST: This 3<sup>rd</sup> day of August, 2018.

Jim L. Wemy for Jim Duncan  
Secretary, Jim Duncan

WILLIAM WILSON  
CHAIR

**Note:** The corollary development plan, **PLN-MJDP-18-00046: SCHROYER PROPERTY (AMD)** was approved by the Planning Commission on June 28, 2018 and certified on July 12, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by September 26, 2018.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Dick Murphy, Attorney.**

**OBJECTORS**

**OBJECTIONS**

▪ None

▪ None.

**VOTES WERE AS FOLLOWS:**

AYES: (9) Berkley, Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Richardson, and Wilson

NAYS: (0)

ABSENT: (2) Bell and Forester

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00007** carried.

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