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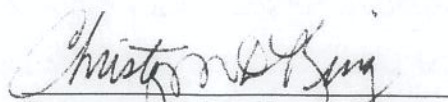
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MARV 2015-12: SOLOMON VAN METER** - petition for a zone map amendment from a Wholesale & Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, for 2.865 net (3.457 gross) acres, for property located at 1447 Antique Drive. A dimensional variance is also requested. (Council District 2)

Having considered the above matter on **August 27, 2015**, 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 **APPROVAL** of this matter for the following reasons:

1. The requested Neighborhood Business (B-1) zone for the subject property is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The Goals and Objectives of the 2013 Plan recommend planning for safe, affordable, and accessible housing to meet the needs of older residents of Lexington-Fayette County (Theme A., Goal 1c). This development will accomplish that goal, by providing a specialized residence for seniors in need of assistance or a spectrum of care in order to live near an established neighborhood and one of the community's largest shopping areas.
 - b. The Goals and Objectives encourage the use of our local assets to create a variety of jobs (Theme C, Goal 1d) and enable infill and redevelopment to create jobs where people reside. The applicant is proposing to develop a well-landscaped facility on a by-passed property to further this goal, in a manner that is sensitive to the character and nearby residential and commercial residents of the Meadowthorpe neighborhood.
 - c. The Plan's Goals and Objectives support the improvement of our desirable community by providing for healthcare facilities to meet the needs of the County's residents (Theme D, Goal 2b). The petitioner will provide such a residential care facility, perhaps including an assisted living component, for a portion of the Urban County that is and has been underserved by such facilities.
2. The proposed B-1 zone would be appropriate for the subject property, since it is more than 90% surrounded by properties with B-1 zoning.
3. This recommendation is made subject to approval and certification of **ZDP 2015-61: Meadowthorpe Community Business Center, 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 10th of September, 2015.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: A variance to allow a maximum front setback of 100' was approved by the Planning Commission for this property, subject to the rezoning being granted.

Note: The corollary development plan, ZDP 2015-61: Meadowthorpe Community Business Center, Unit 1 (Amd.), was approved by the Planning Commission and certified on September 10, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by November 25, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Solomon Van Meter, petitioner.**

OBJECTORS

- Larry Stahlman, 1481 Leestown Road

OBJECTIONS

- Concerned that development on the subject property could exacerbate existing stormwater issues in the area.

VOTES WERE AS FOLLOWS:

AYES: (9) Brewer, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, Smith

NAYS: (0)

ABSENT: (2) Berkley, Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2015-11** carried.

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

MALE OUTLINE
CHAIR

MALE OUTLINE
CHAIR