

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-26-00011: FOX SOUTH, LLC** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.684 net (1.090 gross) acres for property located at 500 Southland Drive. (Council District 10)

Having considered the above matter on **June 11, 2026**, 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 is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed development will fit the existing neighborhood character and intensity by retaining the existing structure and converting it to low-intensity commercial uses (Theme A, Goal #2.b).
 - b. The proposed development will introduce new neighborhood scaled and oriented business uses into what was previously a strictly professional office development through infill and adaptive reuse (Theme A, Goal #2.a).
 - c. The proposed development will support local prosperity by providing a flexible space for small business development (Theme C, Goal #2.b).
 - d. The proposed development will encourage neighborhood-serving businesses and community focal points by providing a gathering space to serve the community (Theme A, Goal #3.d).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The applicant is not proposing any changes to the exterior of the building and will remain within the character of the area (Design Policy #4).
 - b. The request will repurpose an existing structure for another use (Growth Policy #4).
 - c. This development provides pedestrian-friendly connections to other neighborhood-level commercial uses (Design Policy #5 and #12).
3. The justification and corollary development plan are in agreement with the development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use as it promotes modifying the current office space to include low-intensity business use that will provide neighborhood amenities in an existing mixed-use neighborhood (C-LI7-1, C-PS9-1, E-GR9-2).
 - b. The proposed rezoning meets the Transportation, Connectivity, and Walkability development criteria, as the proposal will utilize the existing pedestrian and vehicular connections that are in place for the existing office building, and the property is in close proximity to existing transit stop (A-DS1-2, A-DS4-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resilience as the applicant intends to maintain any existing tree canopy, including street trees, as recommended by the urban forester while also proposing new trees (B-PR7-1, B-RE1-1, D-SP10-1).
 - d. The proposed rezoning is compatible with the Site Design criteria as over-parking will not occur as no new parking is being proposed. Additionally, the proposed rezoning enhances a well-connected and activated public realm by providing a destination that is accessible to the existing Southland Drive sidewalk network in a previously less active section of the corridor (C-LI8-1, C-PS10-2).

- e. The proposed rezoning meets the Building Form criteria as it is incorporating reuse of a viable existing structure and minimizes significant contrasts in scale, massing, and design (A-DN2-2, E-GR4-1).
4. This recommendation is made subject to approval and certification of PLN-MJDP-26-00033: Rosemill Subdivision Unit No 2 (Paiva Property) 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 31st day of July, 2026.


Secretary, Jim Duncan

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by September 9, 2026.

Note: The corollary development plan of **PLN-MJDP-26-00033: ROSEMILL SUBDIVISION UNIT NO. 2 (PAIVA PROPERTY)** was approved by the Planning Commission on June 11, 2026, and certified on June 25, 2026.

Note: A dimensional variance was approved by the Planning Commission on June 11, 2026.

At the Public Hearing before the Urban County Planning Commission, **Vinny Paiva** was present as the applicant.

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES:	(9)	Barksdale, J. Davis, Z. Davis, Forester, Michler, M. Davis, Nicol, Wilson, and Penn
NAYS:	(0)	
ABSENT:	(2)	Worth and Owens
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-26-00011** carried.

Enclosures: Application
 Justification
 Supplemental Justification
 Legal Description
 Notification Map
 Development Snapshot
 Staff Report
 Applicable excerpts of minutes of above meeting

