

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

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

**IN RE: PLN-ZOTA-23-00006: AMENDMENT TO ARTICLES 1, 3, 8, 9, 12, AND 17 TO IMPLEMENT THE COMPREHENSIVE PLAN** - a text amendment to the Zoning Ordinance to modernize the R-2, R-4, and R-5 zones and provide clear delineation between the B-1 and B-3 zones. The text also proposes density bonuses for affordable housing, creates a new Corridor Node (CN) zone for compact and walkable development, and updates related definitions.

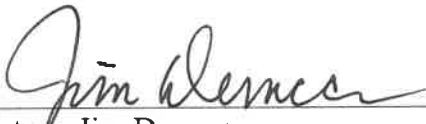
Having considered the above matter on **December 14, 2023**, at a Public Hearing, and having voted **7-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The proposed text amendment provides greater opportunities for increased housing and will allow for the greater production of more affordable housing in the community (Theme E, Accountability Policy #2; Theme E, Stewardship Policy #8).
2. The proposed amendment to the Mixed Low Density Residential (R-2) zone will allow for greater variation of housing types, and promote the construction of missing middle housing types (Theme A, Goal #1.b; Theme A, Goal #3.a; Theme A, Goal #5.f; Theme E, Goal #1.e; Theme A, Design Policy #4; Theme A, Design Policy #8; Theme A, Density Policy #6; Theme E, Growth Policy #9).
3. The proposed amendments to the Mixed Low Density Residential (R-2), Medium Density Residential (R-4), and High Density Residential (R-5) zones will allow for the inclusion of a variety of housing types that will help meet the housing need within Lexington, and will help provide housing opportunities for residents throughout the age and income spectrum (Theme A, Goal #5.f; Theme E, Goal #3.c; Theme E, Growth Policy #9; Theme A, Density Policy #3; Theme A, Density Policy #6).
4. The inclusion of the principal uses of the Neighborhood Business (B-1) zone as conditional uses within the R-4 and R-5 zones will allow neighborhood business to organically develop within neighborhoods, producing more walkable and compact development (Theme A, Goal #3.a; Theme A, Goal #3.b; Theme A, Goal #3.c; Theme A, Design Policy #12).
5. The proposed Corridor Node (CN) zone will allow a mixture of residential and commercial land uses on a property (Theme A, Goal #1.b; Theme A, Goal #5.f; Theme E, Goal #3.c; Theme E, Growth Policy #9; Theme A, Density Policy #3) and will help meet Lexington's goal for environmental sustainability, (Theme B, Goal #2.c; Theme E, Goal #1.c; Theme D, Placemaking Policy #5) by referencing the growth of transit within the City (Theme B, Goal #2.c; Theme D, Goal #1.c; Theme A, Density Policy #4).
6. The proposed affordable housing and mixed income density bonuses will allow for families to access safe and accessible housing and provide the potential to build generational wealth. (Theme A, Goal #1.c; Theme A, Goal #1.d; Theme A, Goal #5.f; Theme C, Goal #3.a; Theme E, Goal #3.c; Theme A, Density Policy #2; Theme A, Equity Policy #1; Theme A, Equity Policy #2; Theme C, Sustainability Policy #6).
7. The proposed affordable housing and mixed income density bonuses will provide flexibility to affordable housing providers to access available land, and provide for a moderate increase in the

density without substantially deviating from the land use that surrounds a development (Theme A, Goal #3.a).

8. The proposed amendment modernizes the uses within the commercial zones, and differentiates the appropriate land uses in each zone based on the context or the place where they are located (Theme A, Goal #3.a; Theme A, Goal #3.b; Theme A, Goal #3.c; Theme A, Design Policy #12).
9. The proposed text realigns the Corridor Business (B-3) zone to meet Lexington's sustainability goals, increase safety along on most heavily trafficked roadways, and reduce the concentration of inefficient land uses (Theme E, Goal #1.d; Theme E, Goal #1.e).
10. The proposed inclusion of residential within the Corridor Business (B-3) zone allows for the densification of Lexington's corridors, which can produce greater quantities of housing within the community, increase access to transit, and support businesses within the area (Theme D, Goal #1.c; Theme A, Density Policy #1).

ATTEST: This 5<sup>th</sup> day of January, 2024.



Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Hal Baillie, Principal Planner, Division of Planning.**

**OBJECTORS**

- Dick Murphy.
- Brian Clark, Kentucky Petroleum Marketers Association.
- Nick Nicholson.

**OBJECTIONS**

- Asked for the addition of micro-distilleries as a principal use in the B-1 zone.
- Asked for clarification how the text amendment would affect gas stations and stated he thought this text amendment would negatively affect that industry.
- Asked Staff to reconsider distance requirements proposed and to keep a drive-thru as a conditional use in the B-1 zone.

**VOTES WERE AS FOLLOWS:**

AYES:	(7)	Forester, Barksdale, Michler, Meyer, Pohl, Worth, and Nicol
NAYS:	(0)	
ABSENT:	(3)	Davis, Owens, and Wilson
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-ZOTA-23-00006** carried.

Enclosures:       Application  
                      Justification  
                      Staff Report  
                      Planning Commission Recommended Text  
                      Applicable excerpts of minutes of above meeting

