

Rec'd by Bm

Date: 11-11-16


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

IN RE: PLN-MAR-16-00009: 1321 W. MAIN, LLC – petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone for 0.75 net and gross acres of property, located at 1315 & 1353 West Main Street (portions of). (Council District 2)

Having considered the above matter on **October 27, 2016**, at a Public Hearing, and having voted **10-0** 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 Wholesale and Warehouse Business (B-4) zone is appropriate for the subject properties, for the following reasons:
 - a. The site has been used for commercial storage for an engineering firm for more than four decades. No retail, restaurant or office uses have supplanted this use during this time period.
 - b. Development of the site for self-storage warehouses will not require the highway visibility that most neighborhood-oriented commercial uses would require.
 - c. This use will provide a complimentary use to those in the established neighborhood of Meadowthorpe.
 - d. The Plan supports improvement of our community through infill development opportunities, such as that proposed.
2. The existing Neighborhood Business (B-1) zone is no longer appropriate for the subject properties since the site is so inaccessible from Leestown Road, unlike most all other commercial properties in Meadowthorpe.
3. This recommendation is made subject to approval and certification of PLN-MJDP-16-00032: Fuller, Et Al & Meadowthorpe Commercial Business Center, Unit 1, 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 11th day of November, 2016.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-16-00032: FULLER, ET. AL. PROPERTY & MEADOWTHORPE COMMERCIAL BUSINESS CTR, UNIT 1 was approved by the Planning Commission on October 27, 2016 and certified on November 10, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by January 25, 2017.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Abbie Jones, PE.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Berkley, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, Smith, and Wilson

NAYS: (0)

ABSENT: (1) Brewer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR 16-00009** carried.

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