

## EXHIBIT A

B-4 zoning is in accordance with the goals and objectives of the Comprehensive Plan. The 2013 Comprehensive Plan Theme A aims to Grow Successful Neighborhoods by supporting infill and redevelopment throughout the Urban Service Area. The subject property is located in the Urban Service Area but has remained vacant and unproductive for a number of years because of lack of demand for P-1 property in the area. By rezoning the property, the owner will be able to redevelop the property and put the property toward a more productive use. Theme C of the 2013 Comprehensive Plan aims to Create Jobs and Prosperity in Fayette County. The subject property does not currently support any jobs or contribute to the prosperity of Fayette County. Despite the landowner's best efforts, it has been unable to rent the land to any tenants due to a lack of demand for P-1 zoned property in the area. In contrast, the surrounding land owned by the landowner that is zoned B-4 is approaching full rental capacity. In applying for a Map Amendment, the landowner hopes to rent the subject property to other business owners which would facilitate the creation of jobs and contribute to the prosperity of Fayette County.

If the Commission finds that the proposed map amendment is not in accordance with the goals and objectives of the Comprehensive Plan, K.R.S. § 100.213 permits the Commission to approve a map amendment if the existing zoning classification is inappropriate and that the proposed zoning is appropriate. In this case, the subject property is zoned inappropriately. There are 13 lots in the Fortune Business Centre. All are zoned B-4 with the exception of the subject property and 900 Beasley Street which are both zoned P-1. Despite the landowner's best efforts, it has been unable to rent out or otherwise utilize the subject property due to a lack of demand for P-1 zoned property in the area. In contrast, the landowner's parcels in the area that are zoned B-4 are approaching maximum capacity due to a healthy demand for such property in the area. Because Fortune Business Centre is predominantly zoned B-4 and there is a greater need for B-4 zoned property than for P-1 zoned property in this area, B-4 is a more appropriate zone.

Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be prohibited in any B-4 zoning approved for the subject property:

- a. Shops for major or minor automobile and truck repairing or electroplating.
- b. Cocktail lounges and nightclubs, or the serving of alcoholic beverages.
- c. Laundry, clothes cleaning or dyeing shop.
- d. Ice plant.
- e. Tire re-treading and recapping.
- f. Machine shop.
- g. Processors of agricultural products.
- h. Establishments and lots for the display, rental, sale and repair of farm equipment, contractor equipment, automobiles, trucks, mobile homes, recreational vehicles such as mini-bikes, motorcycles, bicycles, boats or supplies for such items.
- i. Truck terminals and freight yards.
- j. Automobile service stations.
- k. Establishments for the display and sale of precut, prefabricated or shell homes.
- l. Circuses and carnivals.