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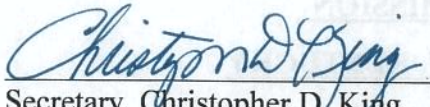
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: MARC 2014-9: LITTLE BEGINNERS CHILD DEVELOPMENT CENTER – petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 0.91 net (1.00 gross) acre, for property located at 474 Stone Road. A conditional use permit is also requested with this zone change. (Council District 10)

Having considered the above matter on **May 22, 2014**, 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 reason:

1. The proposed Planned Neighborhood Residential (R-3) zoning is appropriate and the existing Single Family Residential (R-1B) zoning is inappropriate, for the following reasons:
 - a. The subject property is surrounded by residential zoning; thus, the proposed R-3 zone is compatible with the adjacent zoning. Other zoning categories that permit child care centers, such as a Professional Office (P-1) or Neighborhood Business (B-1) zone, could permit more intense commercial uses at this location.
 - b. The proposed child care center, similar to the church, acts as an appropriate buffer and transitional land use between the residential neighborhoods to the west and north, and the Kentucky Utilities facility to the south.
 - c. The R-1B zoning is inappropriate because the site has never been used for a residential use, and no more than one single family residence could be located on the site without construction of a public street. The site is currently underutilized, and if it remained zoned R-1B that would continue to be the case. Absorbing vacant and underutilized land inside of the Urban Service Area is consistent with the 2013 Comprehensive Plan.
 - d. A child care center is a beneficial and necessary neighborhood service for this portion of the Urban Services Area.
 - e. Rezoning the property to an R-3 zone will allow a greater number and variety of uses on the site that can act as a buffer between the Kentucky Utilities facility to the south and the single-family residential uses to the north and west.
2. This recommendation is made subject to the approval and certification of **ZDP 2014-39: Little Beginners Child Development (fka Grace Apostolic Church)**, 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 6th day of June, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The conditional use permit was approved by the Planning Commission on May 22, 2014.

Note: The corollary development plan, ZDP 2014-39: Little Beginners Child Development (fka Grace Apostolic Church), was approved by the Planning Commission on May 22, 2014, and certified on June 5th, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by August 20, 2014.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nathan Billings, attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (7) Blanton, Cravens, Drake, Owens, Penn, Plumlee, and Smith

NAYS: (0)

ABSENT: (4) Berkley, Brewer, Mundy, Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MARC 2014-9 carried.

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