

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

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

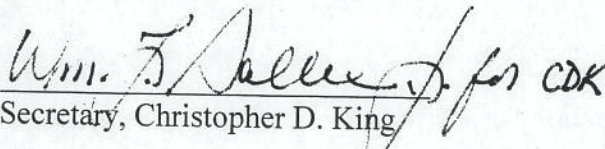
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** **MAR 2013-21: DR. ANDREW P. SCHROYER, D.V.M.** - petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 3.57 net (3.57 gross) acres; and from an Agricultural Urban (A-U) zone to a Professional Office (P-1) zone, for 1.47 net (1.77 gross) acres, for property located at 3581 Harrodsburg Road. (Council District 10)

Having considered the above matter on **December 19, 2013**, 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2007 Comprehensive Plan, for the following reasons:
  - a. The Plan recommends a Low Density Residential land use for this portion of the subject property, defined as 0-5 dwelling units per net acre.
  - b. The petitioner proposes 15 single family lots on 3.57 net acres, and a density of 4.20 units per acre.
2. The existing Agricultural Urban (A-U) zone is inappropriate, and the requested Professional Office (P-1) zone is appropriate for the front 1.5 acres of the subject property, for the following reasons:
  - a. The site is too small to yield a productive agricultural use, and has not been farmed for many years.
  - b. P-1 zoning would permit an office building to be developed in a manner consistent with other existing office buildings in this general area. Several of those are adjacent to low density residential uses.
  - c. The P-1 zone could be accessed from the Wellington Way collector street via Palomar Centre Drive, which serves most other professional office uses located in this general vicinity.
  - d. A "step-down" in land use intensity would result from this proposed development pattern, with offices abutting lower density residential uses.
3. This recommendation is made subject to approval and certification of **ZDP 2013-102: Dozier Property**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any Planning Commission approval.

ATTEST: This 3<sup>rd</sup> day of January, 2014.

  
Secretary, Christopher D. King

**MIKE OWENS**  
CHAIR

Note: The corollary development plan, ZDP 2013-102: Dozier Property, was approved by the Planning Commission on December 19, 2013, and certified on December 31, 2013.

K.R.S. 100.211(7) requires that the Council take action on this request by March 19, 2014.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Beatty, Berkley, Blanton, Cravens, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (2) Brewer and Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2013-21 carried.

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

MIRRE OWEN  
CHAIR

Secretary, Christopher J. Stone