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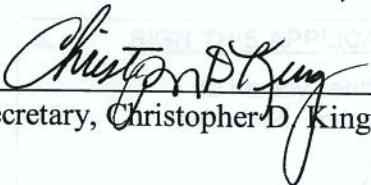
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON-FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 2012-5: ADD RETAIL SALES OF AUTOMOBILE PARTS WITH STORAGE AND DISTRIBUTION OF INVENTORY IN THE B-3 ZONE (10/2/12)*
– petition for a Zoning Ordinance text amendment to add retail sales of automotive parts with storage and distribution of inventory to other local establishments under same ownership in the Highway Service Business (B-3) zone.

Having considered the above matter on **May 24, 2012**, at a Public Hearing and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL of the Staff Alternative text**, for the following reasons:

1. The specific use the applicant proposes is technically not permitted in the B-3 zone at the present time. Since the applicant's intended use is appropriate in some B-3 locations, this is a timely update to the Zoning Ordinance.
2. This combination of retail and storage uses at a single location has the potential to reduce total vehicle miles travelled and traffic congestion at other store locations in the community.
3. Spacing requirements for this new use are necessary as large truck traffic in close proximity to residential uses should be avoided, and since there are several residential neighborhoods adjacent to B-3 zones where this new use would be permitted.

ATTEST: This 6th day of June, 2012.



Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this text amendment was presented by **Mr. Trey Guyton, Engineer**.

OBJECTORS _____

OBJECTIONS _____

• None

• None

VOTES WERE AS FOLLOWS:

AYES: (8) Beatty, Berkley, Brewer, Copeland, Cravens, Owens, Roche-Phillips, Wilson

NAYS: (0)

ABSENT: (3) Blanton, Penn, Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **ZOTA 2012-5** carried.

- Enclosures: Application
- Staff Report
- Applicable excerpts of minutes of above public hearing

tw/wls/src

WIKIOWITZ
CLERK

Handwritten signature and date: 1/11/12

OBJECTIONS