

Rec'd by KG

Date: 1/11/12

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

IN RE: MAR 2011-18: TRINITAS VENTURES, LLC - petition for a zone map amendment from a Heavy Industrial (I-2) zone to a High Rise Apartment (R-5) zone, for 8.10 net (8.29 gross) acres; and from a Wholesale & Warehouse Business (B-4) zone to a High Rise Apartment (R-5) zone, for 2.03 net (2.4 gross) acres, for property at 474, 497 & 498 Angliana Avenue. (Council District 3)

Having considered the above matter on **December 15, 2011**, at a Public Hearing, and having voted **8-1** 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. Although the requested High Rise Apartment (R-5) zoning for the subject property is not in agreement with the 2007 Comprehensive Plan, a zone change request has been granted in the immediate area that has created major changes of a physical and economic nature and that has altered the basic character of the area which were not anticipated by the 2007 Comprehensive Plan. The rezoning of adjacent properties to an R-4 zone, and the subsequent residential development on Angliana Avenue, has altered the type and character of land use in this area over that recommended by the 2007 Plan.
2. This recommendation is made subject to approval and certification of ZDP 2011-99: Angliana Avenue – Trinitas Housing Project prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

Note: The corollary preliminary subdivision plan, ZDP 2011-99: Angliana Avenue – Trinitas Housing Project, was approved by the Planning Commission on December 15, 2011, and certified on December 29, 2011.

ATTEST: This 11th day of January, 2012.


Secretary, Christopher D. King

MIKE CRAVENS
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by March 14, 2012.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by Rena Wiseman, attorney.

OBJECTORS

- Scott Smouse, 736 Addison Avenue

OBJECTIONS

- He is concerned about the safety of the UK students who currently reside in the area and walk across the Norfolk-Southern railroad bridge to reach campus.

VOTES WERE AS FOLLOWS:

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

NAYS: (1) Paulsen

ABSENT: (2) Beatty, Brewer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2011-18 carried.

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