

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

IN RE: **PLN-ZOTA-22-00009: AMENDMENT TO ARTICLE 8-20 TO PERMIT BANQUET FACILITIES IN THE HIGHWAY SERVICE BUSINESS (B-3) ZONE** – a petition for a Zoning Ordinance text amendment to allow banquet facilities as a principal permitted use in the Highway Service Business (B-3) zone.

Having considered the above matter on **June 23, 2022**, 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** for this matter for the following reasons:

1. 1. The proposed text amendment to allow Banquet Facilities within the Highway Services Business (B-3) zone meets the 2018 Comprehensive Plan objective of providing entertainment and other quality of life opportunities to attract young and culturally diverse professionals and a work force of all ages and talents to Lexington.
2. The proposed use is already permitted to operate as an accessory use to numerous principally permitted Highway Services Business (B-3) uses.
3. At a larger scale, Banquet Facility are in line with the character of the Highway Services Business zone and are of a similar intensity of use.

ATTEST: This 29th day of July, 2022.



Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Mark McCain, Vision Engineering.**

OBJECTORS

- None
- None

VOTES WERE AS FOLLOWS:

AYES: (9) Barksdale, Bell, Davis, de Movellan, Michler, Nicol, Penn, Pohl, and Worth
NAYS: (0)
ABSENT: (2) Forester, Meyer
ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-22-00009** carried.

Enclosures: Application
 Justification
 Staff Report
 Planning Commission Recommended Text
 Applicable excerpts of minutes of above meeting