

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-23-00008: SAYRE COLLEGE** - a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Agricultural Buffer (A-B) zone, for 50.10 net (50.68 gross) acres, for property located at 300 Canebrake Drive. (Council District 12)

Having considered the above matter on **July 27, 2023**, at a Public Hearing, and having voted **10-0** 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 Agricultural Buffer (A-B) zone is in agreement with the 2018 Comprehensive Plan and the 2017 Rural Land Management Plan, for the following reasons:
 - a. The request will improve the community by providing accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors (Theme D, Goal #2).
 - b. The proposed project will uphold the Urban Services Area concept (Theme E, Goal #1), by ensuring that all types of development are environmentally, economically and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land (Theme E, Goal #1.b).
 - c. The plans recommend a Buffer Area land use for the subject property. The petitioner proposes Agricultural Buffer (A-B) zoning for the property, which is the zoning category intended to establish the recommended buffer. The recreational use is an appropriate buffer between agricultural and industrial land uses.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-23-00038 Sayre Athletic Complex (Canebrake, Lot 24)** 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 18th day of August, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by October 25, 2023.

Note: A conditional use was approved by the Planning Commission for recreational facilities on July 27, 2023.

Note: The corollary development plan, **PLN-MJDP-23-00038 Sayre Athletic Complex (Canebrake, Lot 24)**, was approved by the Planning Commission on July 27, 2023 and certified on August 10, 2023.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Bell, Barksdale, Davis, Wilson, Forester, Nicol, Meyer, Pohl, Owens,
and Worth
NAYS: (0)
ABSENT: (1) Michler
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00008** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Reports
Applicable excerpts of minutes of above meeting