

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

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

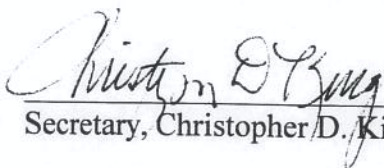
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** **MAR 2014-23: MARK SAUNIER (AMD.)** - an amended petition for a zone map amendment from a Light Industrial (I-1) zone to a Wholesale & Warehouse Business (B-4) zone, for 0.032 net (0.085 gross) acre; and from a Planned Shopping Center (B-6P) zone to a Wholesale & Warehouse Business (B-4) zone, for 2.18 net (2.79 gross) acres, for property located at 2380 Fortune Drive. (Council District 6)

Having considered the above matter on **December 18, 2014**, at Public Hearings, and having voted **11-0** 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 Warehouse and Wholesale Business (B-4) zone is appropriate, and the existing mixture of Light Industrial (I-1) and Planned Shopping Center (B-6P) zoning is inappropriate at this location, for the following reasons:
  - a. The Fortune Drive corridor is characterized by warehouse and wholesale business land uses, with little retail, restaurant, or industrial uses that would be typical in either a B-6P or an I-1 zone. The proposed B-4 zone is compatible and consistent with the existing character of the area.
  - b. The existing structure and site can accommodate the proposed office/warehouse mixed-use project.
  - c. Although adjoined by residential zoning, residential dwelling units or other land uses permitted in the R-3 zone will need to be located a greater distance from the property due to two high pressure gas mains. This factor, along with a grade change, have ensured that a significant width of undeveloped property will remain between the subject property and any future development to the east.
2. This recommendation is made subject to the approval and certification of **ZDP 2014-105: Brock McVey & Barry Dotson Property, Unit 2A, Lot 7**, 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 5<sup>th</sup> day of January, 2015.

  
Secretary, Christopher D. King

**MIKE OWENS**  
CHAIR

**Note:** The corollary development plan, **ZDP 2014-105: Brock McVey & Barry Dotson Property, Unit 2A, Lot 7**, was approved by the Planning Commission on December 18, 2014, and certified on December 23, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by March 18, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Andy Holmes, engineer.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (11) Berkley, Brewer, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, Smith, and Wilson

NAYS: (0)

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2014-23** carried.

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

MILL OWENS  
CHAIR

*[Signature]*  
Secretary

ATTEST: This 5<sup>th</sup> day of January, 2014