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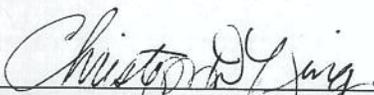
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: MAR 2012-5: GREY GOOSE, LLC – petition for a zone map amendment from a High Density Apartment (R-4) zone to a Neighborhood Business (B-1) zone, for 0.21 net (0.35 gross) acre, for properties located at 175 and 185 Jefferson Street. (Council District 2)

Having considered the above matter on **March 22, 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 this matter for the following reason:

1. The proposed Neighborhood Business (B-1) zone is in agreement with the 2007 Comprehensive Plan, for the following reasons:
 - a. The Plan recommends Downtown Master Plan (DTMP) future land use. The 2007 Plan states that redevelopment recommendations for this land use are found in the *Downtown Lexington Masterplan*; however, if the *Masterplan* is not implemented, the Planning Commission should consider the recommendations of the 2001 Comprehensive Plan Update and other relevant current information to guide redevelopment decisions.
 - b. The 2001 Comprehensive Plan recommended Retail Trade and Personal Services (RT) land use for the subject properties. The B-1 zone and the proposed land use are in keeping with the retail trade and personal services land use category.
 - c. The *Masterplan* generally identifies the Jefferson Street corridor as a neighborhood business area along the primary pedestrian corridor, where “retailers should be supported, encouraged and given access to small-business loans,” even though the *Masterplan* denotes the subject properties as residential areas due to their current zoning designation as R-4.
 - d. The *Masterplan* identifies 15 principles, which were incorporated into the 2007 Comprehensive Plan. Principle #8 recommends investment in a pedestrian network, and in part, encourages mixed-use corridors, which is applicable to the B-1 zoning proposed for the subject properties.
 - e. The proposed B-1 zone does permit residential dwelling units above or to the rear of a principal permitted use, and the applicant is interested in utilizing the second story of the structure for a small dwelling unit.
2. This recommendation is made subject to approval and certification of ZDP 2012-14: Mary Swift, et al. Property (Lots 1 & 2), 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 10th day of April, 2012.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2012-14: Mary Swift, et al. Property (Lots 1 & 2), was approved by the Planning Commission on March 22, 2012, and certified on April 5, 2012.

K.R.S. 100.211(7) requires that the Council take action on this request by June 20, 2012.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Mr. Keith Clark, petitioner.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (2) Brewer, Blanton

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2012-5** carried.

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

ATTEST: This 10th day of April 2012.

DIANE OWENS
CLERK


Keith Clark
Petitioner