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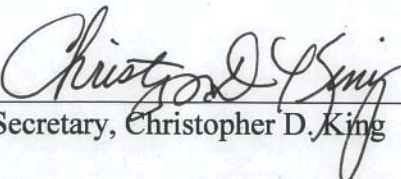
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2015-6: NoLi CDC CORP.** – petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a LuigArt Planned Unit Development-2 (PUD-2) zone, for 1.3183 net (1.5272 gross) acres, for properties located at 128 Eddie Street; 128, 130, 132, 134, 136, 137, 138, 140, 141, 142, 144, 146, 151, 154, 156, 166, 168 & 174 York Street. (Council District 1)

Having considered the above matter on **May 28, 2015**, at Public Hearings, 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 reasons:

1. The requested LuigArt Planned Unit Development (PUD-2) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. Five of the six themes of the Comprehensive Plan encompass concepts that the proposed zone change can help to implement, including: growing successful neighborhoods (Theme A), protecting the environment (Theme B), creating jobs and prosperity (Theme C), improving a desirable community (Theme D) and maintaining a balance between planning for urban uses and safeguarding rural land (Theme E).
 - b. These themes are furthered by the applicant's zone change and more generally by their work to maintain affordable housing for artists and makers, creating an environment ripe for entrepreneurship, breaking down traditional zoning barriers, facilitating the creation of new jobs and economic stability/prosperity, and creating jobs where people live.
 - c. The applicant's proposal to rezone properties to the PUD-2 zone will also support the ideas of the Central Sector Small Area Plan (CSSAP), which was adopted by the Planning Commission in 2009. The PUD-2 zone permits live/work units for artists and makers, which supports the guiding principles of enhancing the urban fabric, and providing adequate and equitable housing.

ATTEST: This 28th day of May, 2015.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary PUD-2 zone LuigArt Maker Spaces Site Inventory & Site Analysis Review was approved by the Commission at their public hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by August 26, 2015.

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

OBJECTORS

- Georgia Cole, 145 York Street
- Joseph Cole, 145 York Street

OBJECTIONS

- Concerned about the demolition of structures, and that the construction of a park in the area could cause drug addicts to congregate there.
- Concerned about how the proposed development will work with the existing residences, and whether the petitioner might have a “hidden agenda.”

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Cravens, Drake, Owens, Penn, Richardson, Smith, and Wilson

NAYS: (1) Mundy

ABSENT: (2) Brewer, Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2015-6 carried.

Enclosures: Application
LuigArt Maker Spaces – Site Inventory & Analysis Report
Plat
Staff Report
Applicable excerpts of minutes of above meeting