

Recd by _____

Date: _____

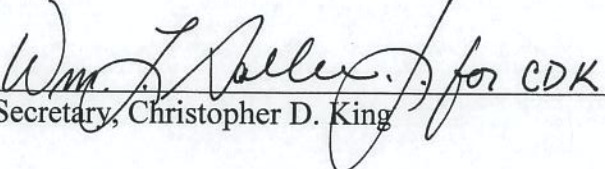
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON-FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 2012-9: AMENDMENTS TO ARTICLES 1, 8 & 12 FOR MODIFICATIONS TO THE B-1 ZONE – petition for a Zoning Ordinance text amendment to Articles 1, 8, and 12 to make various modifications to the B-1 zone, including the addition of several new definitions.

Having considered the above matter on **January 31, 2013**, at a Public Hearing and having voted **5-3** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL of the Staff Alternative Text**, for the following reasons:

1. The text amendment will be in agreement with the Implementation Element and Table of the 2007 Comprehensive Plan, which identified the “neighborhood business zone rewrite” as a necessary task following the completion of the *Non-Residential Infill Study*. The Study suggested adjusting land uses permitted within the Neighborhood Business (B-1) zone and relaxing setbacks and height limitations.
2. The proposed amendment meets many of the recommendations of the *Non-Residential Infill Study*, and accomplishes other minor improvements to the B-1 zone to make it more compatible with residential neighborhoods.
3. The creation of a “form-based neighborhood business project” will provide added flexibility for redevelopment in the Infill and Redevelopment Area, and will provide for more compatible development with the existing character of an area.

ATTEST: This 15th day of February, 2013.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this text amendment was presented by **Traci Wade, Senior Planner**.

OBJECTORS

OBJECTIONS

- None

- None

VOTES WERE AS FOLLOWS:

AYES: (5) Berkley, Blanton, Cravens, Mundy, Wilson

NAYS: (3) Owens, Plumlee, Roche-Phillips

ABSENT: (3) Beatty, Brewer, Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for Approval of the Staff Alternative Text of ZOTA 2012-9 carried.

- Enclosures:
- Text recommended by the Planning Commission
 - Application
 - Staff Report
 - Supplemental Staff Report
 - Applicable excerpts of minutes of above public hearing

src/tw/wls

MIC OWENS
CHAIR

[Handwritten Signature]
Planning Commission Chair

At this public hearing before the Urban County Planning Commission, this text amendment was presented by Jack Wade, Planning Director.