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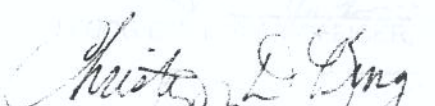
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: MAR 2014-12: KROGER LIMITED PARTNERSHIP 1 - petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Planned Shopping Center (B-6P) zone, for 13.581 net (14.029 gross) acres, for property located at 1590, 1600 & 1610 Leestown Road. (Council District 2)

Having considered the above matter on **July 24, 2014**, at a Public Hearing, and having voted **9-0** 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 Planned Shopping Center (B-6P) zone is far more appropriate than the existing Neighborhood Business (B-1) zone, which is less appropriate for this 13-acre shopping center, for the following reasons:
 - a. While the two zones permit the same types of commercial uses, the B-6P zone promotes a more unified development for a shopping center, rather than stand-alone neighborhood businesses. The subject property is already developed in a unified approach, including shared off-street parking, stormwater management and an entrance sign.
 - b. A shopping center has occupied the subject property since the late 1980s and will continue to provide goods and services to this portion of the community. The grocery store also meets a need for this portion of the Urban Service Area, since it is the only such store between Old Frankfort Pike and Newtown Pike, a continually growing area.
 - c. The development meets the locational standards in Article 12-7 of the Zoning Ordinance for a community shopping center and is developed in manner that is consistent with the B-6P zone requirements for setbacks, lot coverage and off-street parking.
2. The requested B-6P zone is supported by the Goals and Objectives of the 2013 Comprehensive Plan. Specifically, the development serves the surrounding neighborhoods in a compact and contiguous manner within the Urban Service Area, which upholds the Urban Service Area concept (Theme E, Goal #1, Obj. A).
3. This recommendation is made subject to approval and certification of **ZDP 2014-53: Arcadia Investments, Lots 3, 4 & 5 (aka Meadowthorpe Manor)**, 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 12th day of August, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-53: Arcadia Investments, Lots 3, 4 & 5 (aka Meadowthorpe Manor), was approved by the Planning Commission on July 24, 2014, and certified on August 6, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by October 22, 2014.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Richardson, and Smith

NAYS: (0)

ABSENT: (2) Drake, Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2014-12** carried.

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