

Rec'd by _____
Date: _____

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

IN RE: **PLN- MAR-24-00001: PIZZA PIOS, LLC** – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Neighborhood Business (B-1) zone, for 0.0573 gross and 0.1265 net acres for property located at 469 and 471 Jefferson Street. (Council District 1)

Having considered the above matter on **February 22, 2024**, at a Public Hearing, and having voted **7-0** 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 Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed use will provide for a neighborhood scale use that will encourage social interaction and provide a neighborhood focal point. (Theme A, Goal #3.b; Theme A, Goal #3.d).
 - b. The incorporation of outdoor patio space creates a more activated and engaging site for pedestrians (Theme D, Goal #2.a).
 - c. The request improves safety by removing on-site vehicular use area and emphasizing their multi-modal connections (Theme D, Goal#1.d).
2. The requested Neighborhood Business (B-1) is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal adaptively reuses an existing structure to provide a use that is more appropriate for the surrounding residential context (Theme A, Design Policy #4).
 - b. At the proposed scale, the development provides an accessible, neighborhood level commercial area (Theme A, Design Policy #12).
 - c. The request introduces a neighborhood restaurant use into an area that lacks walkable dining options (Theme A, Density Policy #3).
 - d. The request reduces the amount of impervious surface on-site, and eliminates on-site vehicular use areas (Theme B, Sustainability Policy #4).
3. The request is in agreement with the Development Criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use as the request provides for low intensity neighborhood scale commercial activity that is well connected to the surrounding residential areas (E-GR9-2). The proposed restaurant use will be a community oriented place and service. In addition, the re-use is a pedestrian oriented commercial opportunity near several neighborhoods (A-DN3-1; E-ST8-2)
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability, s it retains the existing sidewalk network that serves the site (A-DS4-1), provides for access to the Legacy Trail network, creates a walkable street edge(A-DS5-2), and provides for a pedestrian connection to the transit stop at 4th Street (A-DS1-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the rezoning reduces the current amount of impervious surface and vehicular use area on site (B-SU4-1), and works to increase the tree canopy (B-REI-1).
 - d. The proposal meets the criteria for Site Design, s the request activates the road frontage by providing outdoor patio areas (A-DS5-4), avoids overparking (C-PS10-2), retains the existing

public art mural on the structure(D-PL10-1), and provides connections to the surrounding residential uses (C-LI8-1).

e. The proposal meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more compatible neighborhood-oriented use (E-GR4-1), and creating a pedestrian friendly atmosphere through the inclusion of the outdoor patio space (A-DS5-3).

4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00082 Warfield Bell Subdivision (For Fox Sake Property), 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 8th day of March, 2024.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by May 22, 2024

Note: The corollary development plan, **PLN-MJDP-23-00082: WARFIELD BELL SUBDIVISION (FOR FOX SAKE PROPERTY)** was approved by the Planning Commission on February 22, 2024 and certified on March 7th, 2024.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Brady Barlow, applicant.**

OBJECTORS

- None.

OBJECTIONS

- None.

VOTES WERE AS FOLLOWS:

AYES: (7) Forester, Wilson, Barksdale, Meyer, Worth, J. Davis, and Z. Davis
NAYS: (0)
ABSENT: (4) Nicol, Owens, Pohl, and Michler
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00001** carried.

- Enclosures:
- Application
 - Justification
 - Legal Description
 - Plat
 - Development Snapshot
 - Staff Reports
 - Applicable excerpts of minutes of above meeting