

Rec'd by J.W.
Date: 11/10/17

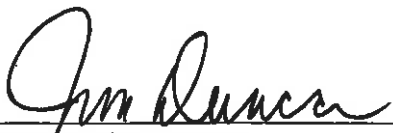
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-17-00037: JASON L. JUSTICE** – a petition for a zone map amendment from an Expansion Area Residential (EAR-2) zone to a Community Center (CC) zone, for 4.92 net (5.13 gross) acres, for property located at 6800 Man O'War Blvd (a portion of). (Council District 12)

Having considered the above matter on **October 26, 2017**, 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 Community Center (CC) zone is in agreement with the 2013 Comprehensive Plan, and in substantial agreement with the more detailed recommendations of the 1996 Expansion Area Master Plan (EAMP), for the following reasons:
 - a. The 2013 Comprehensive Plan recommends providing well designed neighborhood and communities, and the petitioner is expanding mixed-use development options and providing a continuum of housing options for seniors, all connected for various modes of transportation (Theme A, Goal #3).
 - b. The Plan further recommends providing accessible community facilities and services to meet the health, safety and quality of life need for the community, and the petitioner is assisted living and healthcare) (Theme D, Goal #2).
 - c. The proposed CC zone and its corollary development plan are in compliance with the principles of the EAMP, by successfully accomplishing the concept of organizing a mixed-use area around a public space (cemetery), and creating a main street entrance for the development.
 - d. The proposed density within the CC zone of 4.29 dwelling unit per gross acre (22 units) falls within the existing allowed density of 3–6 dwelling units per gross acre in an EAR-2 zone (14–29 dwelling units for 5.13 gross acres); therefore, no residential density will be lost through the amendment.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-17- 00099: Meadow Oaks (Ashford Oaks Village)(Amd.)**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of Planning Commission Approval.

ATTEST: This 10th day of November, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-17- 00099: Meadow Oaks (Ashford Oaks Village)(Amd.)** was approved by the Planning Commission on October 26, 2017 and certified on November 9, 2017.

Note: A conditional use for assisted living facility in an Expansion Area Residential (EAR-2) zone and dimensional variance were approved to increase the maximum allowable height of the building from 35 feet to 48 feet for this request, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by January 24, 2018.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Bell, Berkley, Brewer, Cravens, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (2) Forester and Richardson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00037** carried.

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