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Date: _____

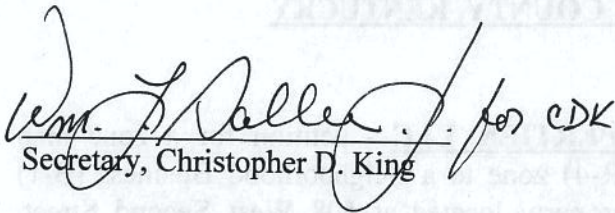
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MARV 2014-7: COLLINS-WATHEN PROPERTIES, LLC** - petition for a zone map amendment from a High Density Apartment (R-4) zone to a Neighborhood Business (B-1) zone, for 0.441 net (0.515 gross) acre, for property located at 508 West Second Street. Dimensional variances are also requested with this application. (Council District 2)

Having considered the above matter on **April 24, 2014**, at a Public Hearing, and having voted **8-0** 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 reason:

1. The requested Neighborhood Business (B-1) zone for the subject property is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The Goals and Objectives recommend: 1) identifying areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features (Theme A, Goal 2a); and 2) providing a well-designed neighborhood and community (Theme A, Goal 3). This adaptive reuse development will maintain the historic structure, which is already in keeping with the neighborhood and is a contributing structure to the Northside National Register Historic District.
 - b. The Goals and Objectives encourage providing entertainment and other quality of life opportunities that attract young professionals and a workforce of all ages and talents to Lexington (Theme C, Goal 2d). The applicant is proposing to further the resurgence of the Jefferson Street corridor by including a mixture of uses in their proposed reuse of the site.
 - c. The Goals and Objectives support the renovation, restoration, development and maintenance of historic structures (Theme D, Goal 2b). The petitioner will renovate and restore the existing historic residential structure and its addition for the proposed mixture of uses.
 - d. The Goals and Objectives encourage compact, contiguous and/or mixed use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs (Theme E, Goal 1b). The mixed use, adaptive reuse of the property will, in its own small way, help alleviate pressure to expand the Urban Service Area in the future.
 - e. The Goals and Objectives of the 2013 Comprehensive Plan are supported by the applicant's requested rezoning, and the requested B-1 zone is compatible with the adjacent zoning to both the south (Jefferson Street) and the northeast (West Jefferson Place).
2. This recommendation is made subject to approval and certification of **ZDP 2014-28: Mary Swift, et al. Property (Lot 3)**, 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 9th day of May, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-28: Mary Swift, et al. Property (Lot 3), was approved by the Planning Commission on April 24, 2014, and certified on May 8, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by July 23, 2014.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Cravens, Mundy, Owens, Penn, Plumlee, Smith, and Wilson

NAYS: (0)

ABSENT: (3) Blanton, Brewer, Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MARV 2014-7** carried.

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