

Rec'd by _____

Date: _____

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

IN RE: MAR 2014-3: HAYMAKER DEVELOPMENT CO., LLC - petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 81.22 net and gross acres; from a High Density Apartment (R-4) zone to a Light Industrial (I-1) zone, for 3.77 net and gross acres; from a Planned Neighborhood Residential (R-3) zone to a Professional Office (P-1) zone, for 4.49 net and gross acres; and from a High Density Apartment (R-4) zone to a Professional Office (P-1) zone, for 9.32 net and gross acres, for property located at 2250 Spurr Road and 2350, 2400, & 2550 Georgetown Road (a portion of each). (Council District 2)

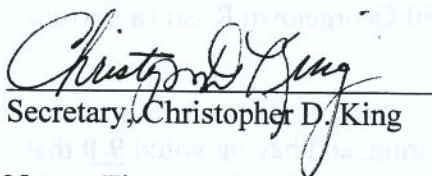
Having considered the above matter on **February 27, 2014**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The existing Planned Neighborhood Residential (R-3) and High Density Apartment (R-4) zones are inappropriate, and the proposed Professional Office (P-1) and Light Industrial (I-1) zones are appropriate for the following reasons:
 - a. Land that is currently zoned P-1 is being utilized by Fayette County Public Schools for a new elementary School along Spurr Road. Thus, the proposed 14 acres of P-1 zoning will offset that loss of "jobs land" within the immediate vicinity.
 - b. The proposed P-1 zoning is located adjacent to a multi-family residential land use, which will create a logical step-down in intensity of land use to the proposed industrial use further to the north.
 - c. The proposed I-1 zoning and land are compatible and complementary to the Coldstream Research Campus to the east.
 - d. The existing greenway to the west provides a physical boundary that can be utilized as a logical land use boundary as well. This land use boundary will separate residential development to the west of the location, and provide employment generating land to the east of the greenway.
 - e. A less than favorable market in this portion of the community exists for multi-family residential, evidenced by another multi-family condominium development in the immediate vicinity that has been sold/occupied at a slow rate over the past decade.
2. The 2013 Comprehensive Plan, Theme C "Creating Jobs and Prosperity" identifies the need to protect and provide readily available economic development land to meet the need for jobs. The petitioner proposes professional office (about 14 acres) and industrial land use (about 85 acres) for the 99-acre subject property in hopes of attracting new business to the region. The P-1 and I-1 zones are able to fulfill the goal of increasing opportunities for employment locations within the urban county.
3. This recommendation is made subject to approval and certification of **ZDP 2014-7: Coventry (Belmont Farm) (Amd.)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses are recommended to be prohibited on all portions of the subject property:
- Underground storage tanks for materials other than petroleum products.
 - Mining of non-metallic minerals.
 - Establishments or facilities for hazardous waste transporters.
 - Any type of facility for hazardous waste storage, treatment and/or disposal.

These use prohibitions are appropriate and necessary since all of the subject property is located within the Royal Spring Aquifer Recharge Area, defined in the Land Subdivision Regulations as an environmentally sensitive area, and since these restrictions are currently in place on the subject property and should continue.

ATTEST: This 19th day of March, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-7: Coventry (Belmont Farm) (Amd.), was approved by the Planning Commission on February 27, 2014, and certified on March 13, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by May 28, 2014.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Blanton, Brewer, Drake, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (1) Cravens

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **CONDITIONAL APPROVAL** of **MAR 2014-3** carried.

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