

Recd by \_\_\_\_\_  
Date: \_\_\_\_\_

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

**IN RE: PLN-ZOTA-22-00006: AMENDMENT TO ARTICLE 22, APPENDIX C TO CREATE THE PLANNED UNIT DEVELOPMENT (PUD-3) ZONE** - petition for a Zoning Ordinance text amendment to create a new Planned Unit Development 3 (PUD-3) zone (Article 22) to allow a mixed-use development that would permit a blend of residential, commercial, entertainment, and industrial uses.

Having considered the above matter on **August 25, 2022**, 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** for this matter for the following reasons:

1. The current Zoning Ordinance is able to accomplish the task of creating a unique zoning tool through the use of Article 22, where a Planned Unit Development can be designed to allow for innovation that may not be accomplished using traditional zoning techniques.
2. The proposed text amendment to establish the Industrial Redevelopment Planned Unit Development-3 (PUD-3) zone will permit mixed-use developments that allow for a blending of uses similar to an Adaptive Reuse or Industrial Reuse Projects, but do not have the historical structures that are required for those projects.
3. The proposed plan review process will allow for a greater amount of design review of redevelopment properties and will provide for increased opportunity for public involvement in the land use process.
4. The proposed PUD-3 zone will allow an innovative program that supports the 2018 Comprehensive Plan and is in agreement with the Comprehensive Plan for the following reasons:
  - a. The PUD-3 zone will expand opportunities for neighborhood character preservation, and reaffirms the public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County (Theme A, Goal 2, Objective a).
  - b. The proposed uses within the zone will provide flexibility that strengthen efforts to develop a variety of job opportunities that lead to prosperity for all (Theme C, Goal 1, Objective a).
  - c. The zone will encourage development that promotes and enhances tourism (Theme C, Goal 1, Objective d), while also providing entertainment and other quality of life opportunities that attract young and culturally diverse professionals, and a work force of all ages and talents to Lexington (Theme C, Goal 2, Objective d).
  - d.

**ATTEST:** This 9th day of September, 2022.

  
\_\_\_\_\_  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Nathan Billings, attorney.**

**OBJECTORS**

- None
- None

**VOTES WERE AS FOLLOWS:**

AYES: (8) Barksdale, Bell, de Movellan, Forester, Michler, Nicol, Pohl, and Worth

NAYS: (0)

ABSENT: (3) Penn, Davis, Meyer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-22-00006** carried.

Enclosures: Application  
Staff Report  
Planning Commission Recommended Text  
Applicable excerpts of minutes of above meeting