

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

IN RE: **PLN-MAR-17-00033: CORE LEXINGTON 685 LIMESTONE, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 1.36 net (1.80 gross) acres, for properties located at 119, 121, 123, and 131 Virginia Drive; 665, 685, and 693 S. Limestone; and 662 Maxwelton Court. Dimensional variances are also requested. (Council District 3)

Having considered the above matter on **September 28, 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 **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The proposed Neighborhood Business (B-1) zone and form-based neighborhood business project are in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. Theme A “Growing Successful Neighborhoods” recommends expanding housing choices, with emphasis on mixed-use and higher density development to address a variety of community needs (Goals 1b. and 1d.). The Plan recommends supporting infill and redevelopment as a strategic component of growth, with focus on context-sensitive design (Goal 2a.), and providing well-designed neighborhoods through mixed-use, multi-modal transportation connections and minimizing disruption of natural features when building new communities (Goals 3a., 3b, and 3c.) The petitioner’s proposed project will provide additional housing options for the S. Limestone and Virginia Avenue corridors in a context-sensitive manner, while offering multi-modal transportation connections (vehicular, bicycle, pedestrian and transit).
 - b. Theme B “Protecting the Environment” recommends reducing the community’s carbon footprint through sustainable and transit-oriented development (Theme B, Goal 2c.). This development will provide sustainable development in the form of an urban mixed-use project near the University of Kentucky, one the community’s largest employment areas, along existing transit routes.
 - c. Theme E “Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land” also encourages the infill or redevelopment of underutilized land inside the Urban Service Area (Goal 1a.), and building in a compact, contiguous, and/or sustainable manner (Goal 1b.). The petitioner is redeveloping an underutilized parking lot near one of the main entrances to the University of Kentucky campus in a highly dense manner, thus fulfilling the intent of the Comprehensive Plan.
2. The proposed B-1 zone permits mixed-use development, and the form-based project option allows flexibility in the zone requirements if a project developer completes the area character and context study requirements. The petitioner has conducted the requisite study, evaluating the nearby area, and creating a project that respects the existing urban environment.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-17-00089: The Hub at Lexington II**, 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 use restrictions are recommended for the subject property:**
PROHIBITED USES
 - a. Automobile repair, service stations, and gasoline pumps.
 - b. Automobile and vehicle refueling stations.
 - c. Animal hospitals or clinics.
 - d. Self-service car washes.

e. Drive-thru facilities.

OTHER USE RESTRICTIONS

a. A residential component shall be required to create a mixed-use development on the subject property.

These use restrictions are appropriate and necessary to ensure that future development will be compatible with the character of the adjoining area by prohibiting certain uses that would be contrary to its urban mixed-use character, and to ensure compliance with the Goals and Objectives of the Comprehensive Plan.

ATTEST: This 13th day of October, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-17-00089: THE HUB AT LEXINGTON II was approved by the Planning Commission on September 28, 2017 and certified on October 12, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by December 27, 2017.

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

OBJECTORS

- Mr. Jacob Walbourn, attorney for South Limestone Studios

OBJECTIONS

- Represented a neighboring building that expressed concern with the stormwater runoff from the subject property.

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (2) Plumlee and Richardson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **CONDITIONAL APPROVAL** of **PLN-MAR-17-00033** carried.

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