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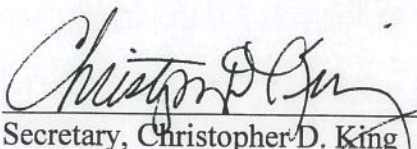# URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **ZOTA 2015-7: AMENDMENT TO ARTICLE 23A-7: EXPANSION AREA RESIDENTIAL 3 (EAR-3) ZONE SPECIAL PROVISIONS** – a Zoning Ordinance text amendment to allow for no more than twenty-five percent (25%) of the required off-street parking to be located between an apartment building and a collector street in the Expansion Area Residential 3 (EAR-3) zone.

Having considered the above matter on **August 27, 2015,** at a Public Hearing and having voted **7-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL of the STAFF ALTERNATIVE TEXT** of this matter for the following reasons:

1. The proposed text amendment to the special provisions of the Expansion Area Residential 3 (EAR-3) zone is a timely revision that will permit more flexibility and will encourage higher density development in close proximity to the collector street, as designated by the Expansion Area Master Plan and 2013 Comprehensive Plan.
2. The proposed text amendment would allow for a more even distribution of parking throughout a development, without creating a "sea of parking" directly adjacent to a collector street, which will promote safer and a more desirable development.

ATTEST: This 10th day of September, 2015.

Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Nick Nicholson, attorney for applicant.**

OBJECTIONS

OBJECTORS

- NONE

- NONE

VOTES WERE AS FOLLOWS:

AYES: (7)   Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Smith

NAYS: (0)

ABSENT: (4)   Berkley, Drake, Richardson, and Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

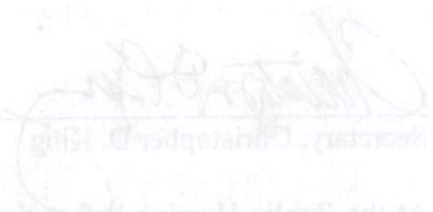Motion for **Approval of the Staff Alternative Text** of **ZOTA 2015-7** carried.

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