

Recd by Bm
Date: 5-12-17


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

IN RE: ZOTA 2017-3: KINDERGARTENS, NURSERY SCHOOLS & CHILD CARE CENTERS IN THE HIGHWAY SERVICE BUSINESS (B-3) ZONE – petition for a Zoning Ordinance text amendment to Article 8-20 to allow kindergartens, nursery schools and child care centers without restriction in the Highway Service Business (B-3) Zone.

Having considered the above matter on April 27, 2017, at a Public Hearing and having voted 10-0 that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of alternate text for this matter for the following reasons:

1. The proposed text amendment will allow kindergartens, nursery schools and child care centers to be permitted in the B-3 zone without restriction or affiliation to a church, non-profit organization or adjacent employers. The amendment will be more consistent with the existing provisions of the office and business zones, which allow such uses.
2. The staff alternative text permits indoor play areas to be utilized in order to meet the 25 square-foot play area requirements established by the Zoning Ordinance, and a doubling of the separation standard for outdoor play areas. In the B-3 zone, an indoor play area may be more suitable and appropriate in many instances.

ATTEST: This 12th day of May, 2017.



Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Traci Wade, Senior Planner, Division of Planning, Planning Services Section.**

OBJECTIONS_____

- None

OBJECTORS_____

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Brewer, Berkley, Cravens, Mundy, Owens, Penn, Plumlee, Richardson, Smith and Wilson

NAYS: (0)

ABSENT: (1) Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **ZOTA 2017-3** carried.

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