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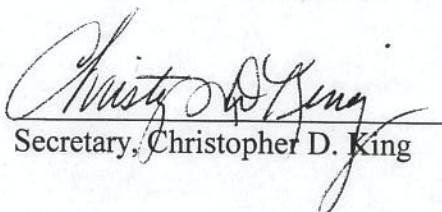
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2013-14: HARRODS CLUB, LLC** – petition for a zone map amendment from a High Density Apartment (R-4) zone, with conditional zoning restrictions, to a High Density Apartment (R-4) zone with modified conditional zoning restrictions, for 0.978 net (1.108 gross) acres, for property located at 1167 Appian Crossing Way. (Council District 8)

Having considered the above matter on **September 26, 2013**, 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 this matter for the following reasons:

1. The subject property is now recommended for High Density Residential (HD) future land use by the 2007 Comprehensive Plan, which is a significant change since the property was granted a zone change to R-4 and the conditional zoning restriction was imposed. Previously, the 2001 Comprehensive Plan recommended Low Density Residential (LD) future land use at this location. The applicant proposes a 24-unit apartment building, with a rental office, for a residential density of 24.54 dwelling units per acre.
2. Removal of the current conditional zoning restriction to the allowable number and type of residential units will allow a development more in character with the mixture of townhouses and apartments in this immediate area.
3. This recommendation is made subject to the approval and certification of **ZDP 2013-57: Jones Subdivision** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 11th day of October, 2013.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, **ZDP 2013-57: Jones Subdivision**, was approved by the Planning Commission on September 26, 2013, and certified on October 10, 2013.

K.R.S. 100.211(7) requires that the Council take action on this request by December 25, 2013.

At the Public Hearing before the Urban County Planning Commission, this petitioner, **Rob Sims**, represented himself.

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

- AYES: (10) Berkley, Blanton, Brewer, Cravens, Drake, Mundy, Owens, Penn, Plumlee, and Wilson
- NAYS: (0)
- ABSENT: (1) Beatty
- ABSTAINED: (0)
- DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2013-14** carried.

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

MIKE OWENS
CHAIR

[Signature]
Secretary, Kristopher D. King

At the Public Hearing before the Urban County Planning Commission on September 24, 2013, and certified on October 10, 2013.

K.R.S. 100.21(1) requires that the District take action on this request by December 31, 2013.

For the condition development plan 2013-2015, Jones subdivision was approved by the Planning Commission on September 24, 2013, and certified on October 10, 2013.