

Rec'd by _____

Date: _____

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

IN RE: **MARV 2016-16: DENNIS R. ANDERSON** – petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Neighborhood Business (B-1) zone, for 0.34 net (0.40 gross) acres, for property located at 151 Pasadena Drive. (Council District 10)

Having considered the above matter on **June 23, 2016**, 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 proposed Neighborhood Business (B-1) zone is appropriate and the existing Single Family Residential (R-1C) zone is inappropriate, for the following reasons:
 - a. The proposed retail establishment and B-1 zone are generally compatible with the B-1, B-6P and P-1 zoning that exists within the immediate area.
 - b. Existing residentially zoned land in this area is generally suited to a future commercial land use and is awaiting redevelopment.
 - c. This portion of Pasadena Drive has converted from a rural single-family area to a commercial corridor between the Norfolk-Southern railroad to the west of this location, and Nicholasville Road to the east, which was encouraged by Comprehensive Plans dating back to 1988. At that time, the Plan's Land Use Element recommended a mix of professional office and retail trade future land. Again in 2001, the Plan recommendations for the north side of Pasadena Drive were changed by the Planning Commission and incorporated into the Land Use Element of the 2001 Comprehensive Plan, which has allowed for the adjoining Pasadena Plaza to be approved by the Commission and developed into the existing shopping center.
 - d. Historic land use decisions and previously adopted Comprehensive Plans have collectively encouraged a higher intensity of land use and a commercial character for the area to the point where the existing single-family residential zoning is no longer compatible or desirable in this location.
2. This recommendation is made subject to approval and certification of **ZDP 2016-56: BERRY CREST SUBDIVISION, LOT 1** 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 1st day of August, 2016.

Secretary, Jim Duncan

MIKE CRAVENS
CHAIR

Note: The corollary development plan, **ZDP 2016-56: BERRY CREST SUBDIVISION, LOT 1** was approved by the Planning Commission on June 23, 2016 and certified on July 7, 2016.

Note: A dimensional variance to eliminate property perimeter screening was approved by the Planning Commission on June 23, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by September 22, 2016.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (1) Owens

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2016-16** carried.

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