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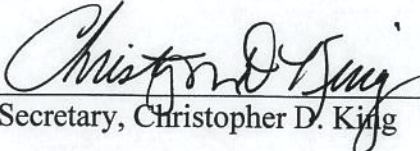
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON-FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 2012-14: AMEND THE NOTIFICATION REQUIREMENTS FOR MAP AMENDMENT REQUEST (ZONE CHANGE) APPLICATIONS – petition for a Zoning Ordinance text amendment to increase the notification requirements for a zone map amendment request (aka zone change application) for properties a distance of 500 feet from the subject property.

Having considered the above matter on **September 27, 2012**, at a Public Hearing and having voted **7-3** 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**, for the following reasons:

1. The staff alternative text amendment is supported by Goal #1 of the 2007 Comprehensive Plan, which endorses providing planning processes which enable widespread citizen participation and benefit the community; as well as Theme F.1. of the 2012 Comprehensive Plan's Goals and Objectives, which encourages engaging the residents of Lexington-Fayette County in the planning process, especially through constructive communication. The amendment expands mailed notice by twenty-five (25%) and will provide a detailed notification letter to a greater number of property owners near the location of a proposed zone change.
2. Until earlier this year, the Zoning Ordinance treated the notification for a zone change (Planning Commission) and a conditional use (Board of Adjustment) application equally; that is, notification to property owners within 400 feet of the subject property. However, the recently approved change to Article 7 now gives deference or greater importance to conditional use applications. The proposed text amendment would equalize these notification requirements again, as each can have an equal impact to surrounding property owners.

ATTEST: This 10th day of October, 2012.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this text amendment was presented by **Traci Wade, Senior Planner**.

OBJECTORS

OBJECTIONS

- None

- None

VOTES WERE AS FOLLOWS:

AYES: (7) Beatty, Blanton, Brewer, Owens, Plumlee, Roche-Phillips, Wilson

NAYS: (3) Berkley, Cravens, Mundy

ABSENT: (1) Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval of the Staff Alternative Text** of **ZOTA 2012-14** carried.

- Enclosures:
- Text recommended by the Planning Commission
 - Initiation minutes
 - Staff Report
 - Applicable excerpts of minutes of above public hearing

src/tw/wls

MIKE OWENS
CHAIR



At the Public Hearing before the Urban County Planning Commission, the text amendment was presented by Tracy W. King, Senior Planner.