

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-18-00017: ROMAN CATHOLIC BISHOP DIOCESE OF LEXINGTON** – an amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Two Family Residential (R-2) zone, for 1.48 net (1.69 gross) acres, for property located at 316-408 Rose Lane. (Council District 3)

Having considered the above matter on **June 27, 2019**, at a Public Hearing, and having voted **11-1** 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 requested Two-Family Residential (R-2) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The proposed development supports infill and redevelopment throughout the Urban Service Area, as it will allow for greater utilization of the Newman Center's current location (Theme A, Goal #2).
 - b. The Newman Center provides a spiritual and community resource to the area and helps to create well-designed neighborhoods and communities (Theme A, Goal #3).
 - c. The Newman Center provides a community facility at a neighborhood scale, which will provide services to its surrounding community, including the surrounding Lexington parishioners and University of Kentucky students (Theme A, Goal #4; Theme C, Goal #2.d; and Theme D, Goal #2).
2. This recommendation is made subject to approval and certification of **PLN-MJDP-18-00067: Alyesford Subdivision (Holy Spirit Parish Newman Center)**, 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 24th day of July, 2019.



Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-18-00067: Alyesford Subdivision (Holy Spirit Parish Newman Center)** was approved by the Planning Commission on June 27, 2019 and certified on July 11, 2019.

Note: A conditional use was approved to allow a place of religious assembly and dimensional variances were approved to increase the maximum allowable height of the building from 35 feet to 50 feet. and to reduce the front yard setback from 30 feet to 20 feet along Rose Lane, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by September 25, 2019.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (11) Bell, Berkley, Brewer, Forester, Mundy, Nicol, Owens, Penn, Plumlee, Pohl, and Wilson

NAYS: (0)

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00017** carried.

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