

Rec'd by _____

Date: _____

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

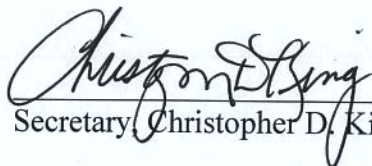
IN RE: **MAR 2013-17: URBAN COUNTY COUNCIL** – petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to an Office, Industry & Research Park (P-2) zone, for 15.91 net (16.99 gross) acres, for property located at 920 Citation Boulevard. (Council District 2)

Having considered the above matter on **November 21, 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 **CONDITIONAL APPROVAL** of this matter for the following reason:

1. The existing Planned Neighborhood Residential (R-3) zoning is inappropriate, and the proposed Office, Industry and Research Park (P-2) zoning is appropriate for the following reasons:
 - a. No street connectivity exists between either of the adjoining established neighborhoods and the subject property; when combined with the extensive tree line and landscaping in place along these property lines, the result is in an isolated parcel.
 - b. A less than favorable market in this portion of the community exists for multi-family residential, evidenced by another multi-family condominium development in the immediate vicinity that has been sold/occupied at a slow rate over the past decade.
 - c. Property frontage along Citation Boulevard (one of the community's major connector roadways), and easy access to Georgetown Road and Newtown Pike, are preferred for warehousing and distribution of goods, as is proposed for a significant portion of the subject property.
 - d. The property is already a part of the Coldstream Research Campus development, which is zoned P-2 in whole.
 - e. The proposed warehouse and distribution facility land use is similar in terms of intensity and traffic to previous uses planned for the site, but never accomplished, such as a public school and the LFUCG Emergency Operations and Security Center.
2. Under the provisions of Article 6-7 of the Zoning Ordinance, the use of the subject property shall be restricted as follows:
 - a. A 50-foot landscape buffer shall be established along the western and southern property boundaries. Any trees greater than 4" DBH shall be maintained, unless dead or diseased. The Urban Forester shall be consulted prior to removal of any dead or diseased trees on this portion of the subject property.

This restriction is appropriate and necessary in order to maintain a significant landscape buffer along the established residential neighborhoods immediately adjoining the subject property

ATTEST: This 27th day of November, 2013.


Secretary Christopher D. King

MIKE OWENS
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by February 19, 2014.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Traci Wade, Senior Planner.**

OBJECTORS

- Stacy May, 2372 Prescott Lane
- Jon Nicholas, 2416 Prescott Lane
- Chris Jones, 2372 Prescott Lane
- Darryl Strode, 2356 Prescott Lane

OBJECTIONS

- She is concerned about the landscape buffering between her property and the subject property.
- He would like to be notified in advance of Planning Commission consideration of a development plan for the subject property.
- He believes that the Planning Commission should not make a recommendation on this request until neighbors had the opportunity to review a development plan for the site.
- He is concerned about the size of the proposed facility; the amount of truck traffic it could generate; and possible fumes from those trucks.

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 CONDITIONAL APPROVAL of MAR 2013-17 carried.

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