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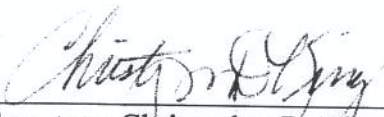
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 2015-4: AMENDMENT TO ARTICLE 28-6(c): ALTERNATIVE BUILDING FEATURES IN THE MIXED-USE (MU) ZONES – petition for a Zoning Ordinance text amendment to provide for the use of alternative building features in the Mixed-Use (MU) zones.

Having considered the above matter on **February 26, 2015**, at a Public Hearing and having voted **9-0** 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** of this matter for the following reasons:

1. The proposed text amendment to Article 28-6 will provide more flexibility to meet the building feature articulation regulations, a requirement in the design of mixed-use developments. The existing language provides for 5-foot by 8-foot building bump-outs or projections to create visual interest and prevent long, blank exterior walls. The proposed amendment maintains this option, but also allows for more creative solutions that visually meet the same objective.
2. These proposed changes to the Zoning Ordinance will minimize the encroachment into the pedestrian space within a mixed-use development, by reducing the minimum projection from five feet to one foot. This will significantly reduce the possibility of “blind spots” that can be detrimental to retail and could unintentionally create some security concerns.
3. The staff alternative text will slightly alter the petitioner’s proposal in a manner that will be more consistent with the original *Infill and Redevelopment Design Standards* that prompted this section of the Zoning Ordinance.

ATTEST: This 18th day of March, 2015.



Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Nick Nicholson, attorney.**

OBJECTIONS

OBJECTORS

- NONE

- NONE

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Plumlee, Richardson, Smith, and Wilson

NAYS: (0)

ABSENT: (2) Brewer, Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **ZOTA 2015-4** carried.

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

ATTEST: This 13th day of March, 2015.

[Signature]
Secretary, Planning Commission

[Signature]
Chairman

[Signature]
Nick Nicholas, Director