

Rec'd by _____

Date: _____

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

IN RE: SRA 2016-2: AMENDMENT TO ARTICLE(S) 2-3(B) AND 3-5(B) - petition for a text amendment to the Land Subdivision Regulations to modify the limitations for these Minor Subdivision Plats by reducing the acreage requirement for that plat (in most instances); and to allow a Final Development Plan to substitute for a Final Record Plat, in terms of allowing development to proceed on such a property.

Having considered the above matter on **April 14, 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**, for the following reasons:

1. The proposed text amendment is a timely relaxation to the Land Subdivision Regulations regarding the process to “take down” an undeveloped parcel of land in advance of more routine development approvals by the Planning Commission.
2. These types of minor subdivision plats have been little used in recent years, due to their lot size limitations and the need for a follow-up Final Record Plat. These two changes to the requirements for Non-Building Plats should make it easier for developers to acquire and dispose of smaller tracts in advance of their development, without violating any provisions of the Zoning Ordinance relating to the minimum lot sizes in each zone.

ATTEST: This 2nd day of May, 2016.

Secretary, James Duncan

Mike Owens
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by William Sallee, Division of Planning.

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (1) Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **SRA 2016-2** carried.

Enclosures: Minutes of PC meeting initiating this request
Staff Report
Applicable excerpts of minutes of Commission's public hearing