

Rec'd by CS  
Date: 4/11/14

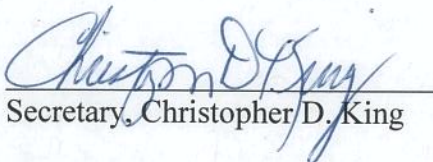
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: MAR 2014-6: LEXINGTON VEIN & AESTHETIC CENTER** - petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Professional Office (P-1) zone, for 0.6610 net (1.0641 gross) acres, for property located at 3116 Harrodsburg Road. (Council District 10)

Having considered the above matter on **March 27, 2014**, 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** of this matter for the following reasons:

1. The requested Professional Office (P-1) zone for the subject property is in agreement with the 2013 Comprehensive Plan, and is also in agreement with the land use recommendations of the *Indian Hills Small Area Plan*, adopted as an amendment to the 2001 Comprehensive Plan, which preceded it.
2. The 2013 Goals and Objectives support infill & redevelopment in all areas of the Urban Services Area (A.2), call for a variety of job opportunities to be provided in the Urban County (C.1.a), and promote growth for healthcare providers and small businesses (C.2.b. & D.2.b.), which this proposal also supports.
3. The text of the 2013 Comprehensive Plan encourages site redevelopments to accommodate new growth over our planning period (p. 97). Also, growth in healthcare is especially recommended by the Plan (on p. 78) and appropriate employment land uses near neighborhoods are also recommended (on p. 74). Further, the Plan states the need to provide access between neighborhoods and jobs (p. 40 & p. 73), and the need for jobs to be provided locally with higher wages (p. 65).
4. This recommendation is made subject to approval and certification of ZDP 2014-17: Indian Hills Subdivision (Lexington Vein Center, PLLC) 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 11<sup>th</sup> day of April, 2014.

  
Secretary, Christopher D. King

MIKE OWENS  
CHAIR

Note: The corollary development plan, ZDP 2014-17: Indian Hills Subdivision (Lexington Vein Center, PLLC), was approved by the Planning Commission on March 27, 2014, and certified on April 10, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by June 25, 2014.

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

OBJECTORS

- Justin Tincher, 3016 Blenheim Way

OBJECTIONS

- He is concerned about the possible loss of privacy at his home, given the elevation of the subject property compared to his property, and about the possibility of increased stormwater runoff.

VOTES WERE AS FOLLOWS:

AYES: (10) Berkley, Blanton, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Smith, and Wilson

NAYS: (0)

ABSENT: (1) Brewer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2014-6** carried.

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