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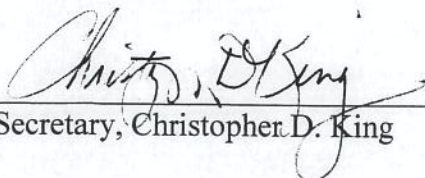
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON-FAYETTE COUNTY, KENTUCKY

IN RE: ZOTA 2012-3: AMENDMENT TO ARTICLE 9 TO ALLOW GROUP RESIDENTIAL PROJECTS IN THE R-5 ZONE – petition for a Zoning Ordinance Text Amendment to allow more than one principal building on a lot in the High Rise Apartment (R-5) zone, and to regulate them as Group Residential Projects.

Having considered the above matter on **March 22, 2012**, at a Public Hearing and having voted **7-0** 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**, for the following reasons:

1. The proposed text amendment to Article 9 of the Zoning Ordinance, which regulates Group Residential Projects, will allow for more appropriately scaled and designed Group Residential Projects by reducing the required Project perimeter yards and eliminating the existing “frontage yard” requirements, reducing open space requirements, and establishing new building height limits.
2. Allowing Group Residential Projects in the High Rise Apartment (R-5) zone will allow for townhouse and apartment complexes to be located within the highest intensity residential zone that the community has created. This will allow for more dense development of our urban land, because the R-5 zone permits a lot coverage of 35% and a floor area ratio of 1.3, well above what the R-1T, R-3 and R-4 zones allow.
3. The proposed amendments will create more flexibility for Group Residential Projects located inside the Infill and Redevelopment Area by allowing a choice of design standards, additional (bonus) floor area, open space reductions for proximity to existing parks, and the ability to average front building setbacks along public and private streets.
4. The proposed amendments to Article 9 will simplify Group Residential Project regulations for those designing townhouse and apartment developments, as well as for the Planning Commission and the LFUCG staff who administer the Zoning Ordinance.

ATTEST: This 10th day of April, 2012.



Secretary, Christopher D. King

MIKE OWENS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this text amendment was presented by **Ms. Christine Westover, attorney.**

OBJECTORS

OBJECTIONS

- None

- None

VOTES WERE AS FOLLOWS:

AYES: (7) Beatty, Copeland, Cravens, Owens, Penn, Roche-Phillips, Wilson

NAYS: (0)

ABSENT: (3) Berkley, Blanton, Brewer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **ZOTA 2012-3** carried.

- Enclosures:
- Application
 - Alternative Text Recommended by the Planning Commission
 - Staff Report
 - Applicable excerpts of minutes of above public hearing

tw/wls/src

MIKE OWENS
CHAIR

Secretary, Christopher D. King

ATTEST: This 10th day of April, 2012.