

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC** – a petition for a zone map amendment from Commercial Center (B-6P) zone with conditional zoning restrictions to a Commercial Center (B-6P) zone with modified conditional zoning restrictions for 56.27 net (71.45 gross) acres for properties located at 2300-2350 Grey Lag Way; 2320 and 2344 Elkhorn Road; and 2200-2277 War Admiral Way.

Having considered the above matter on **October 23, 2025**, 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 reasons:

1. The nearby changes in land use intensity, expansion of the Urban Services Boundary, adoption of the Urban Growth Master Plan, and the construction of large regional scale institutions are changes that have occurred that have shifted the intensity of anticipated development along this portion of Winchester Road and make the current condition restricting square footage inappropriate.
2. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is recommended via conditional zoning:
 - a. Use of the 1.5 net acre parcel at the southern end of the subject property shall be limited to off-street parking, vehicular circulation, and use of no more than a 1,500 square-foot area for a portion of a vehicle fueling facility and canopy.

This use restriction is appropriate and necessary for the subject property to ensure greater compliance with the detailed land use recommendations of the Comprehensive Plan, and since they have been volunteered by the applicant.

3. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)** 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 7th day of November, 2025.



Secretary, Jim Duncan

ZACH DAVIS
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 21, 2026.

Note: The corollary development plan, **PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)** was approved by the Planning Commission on October 23, 2025 and certified on November 6, 2025.

At the Public Hearing before the Urban County Planning Commission, this application was presented by **Nick Nicholson, Attorney.**

OBJECTORS

None

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES:	(10)	Z. Davis, J. Davis, M. Davis, Barksdale, Wilson, Penn, Michler, Owens, Forester, and Worth
NAYS:	(0)	
ABSENT:	(1)	Nicol
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-25-00010** carried.

Enclosures:	Application
	Justification Letter
	Legal Description
	Map
	Development Snapshot
	Staff Reports
	Applicable excerpts of minutes of above meeting