

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

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

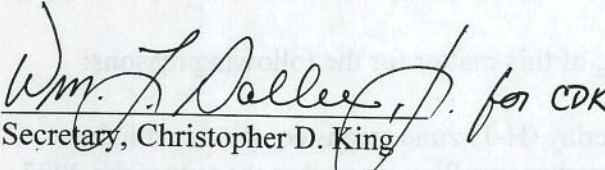
**IN RE:** **MAR 2014-2: URBAN COUNTY PLANNING COMMISSION** – petition for a zone map amendment to a Historic District (H-1) overlay zone for 0.40 ± net (0.532 ± gross) acre, for properties located at 149 and 151 Jefferson Street; 611, 638-640 and 644 Ballard Street; and 609 West Short Street (rear portion). (Council District 2)

Having considered the above matter on **January 30, 2014**, at a Public Hearing, and having voted **8-0** 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 expansion to the Western Suburb Historic District Overlay (H-1) zone area is consistent with the following Themes, Goals and Objectives of the 2013 Comprehensive Plan, as well as the text of the 2007 Comprehensive Plan as it relates to Historic Preservation:
  - a. Growing a successful community through well-designed neighborhoods, by encouraging existing neighborhoods to flourish through the use of neighborhood character preservation (Theme A.3.a).
  - b. Improving a desirable community through protection and enhancement of the cultural landscapes that give our community its unique identity and image. This can be accomplished through protection of historic resources (obj. a); encouraging renovation, restoration and maintenance of historic structures (obj. b); and developing incentives to retain, restore, preserve, and continue use of historic sites and structures (Theme D.3.a-c).
2. Historic District Overlay (H-1) zoning for this area would be consistent with the recommendation of the Board of Architectural Review for expansion of the Western Suburb Historic District (H-1) Overlay, with the recommendations found in the *Expansion of Western Suburb Historic District (H-1) Designation Report*, and with the provisions of Article 13-3(g) of the Zoning Ordinance. Specifically, the following findings are applicable to the subject area:
  - a. The structures evaluated in the study area were constructed over a 100-year period, but are representative of the different time periods in which they were built. They reflect the architectural styling popular at the time they were constructed and add to the understanding of how the Western Suburb developed between the early 19th century and mid 20th century.
  - b. The shallow front setbacks, scale and visual presence of each of the dwellings is an integral part of the overall streetscape. The varied architectural styles fit seamlessly within the character of the Western Suburb Historic District.
  - c. The study area has a similar rhythm of lot sizes, building setbacks, and streetscapes with structures ranging from sizable to quite modest. The footprint of the neighborhood is fairly compact and includes more handsome, brick structures along its primary streets and smaller, vernacular, often frame houses interspersed on its side streets and alleys. The properties and structures in this expansion area retain their integrity and will add to and complement the history and architecture of the existing Western Suburb Historic District.

- d. The study area meets four of the nine criteria necessary in order to establish Local Historic (H-1) Overlay zoning, as listed in Article 13-3(g) of the Zoning Ordinance. According to the Designation Report, the criteria met are:
- i. Criteria 13-3(g)(5): It has value as a building that is recognized for the quality of its architecture and that retains significant elements showing its architectural significance.
  - ii. Criteria 13-3(g)(6): It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction or use of indigenous materials.
  - iii. Criteria 13-3(g)(7): It has character as a geographically definable area possessing a significant concentration of buildings or structures united by past events or by its plan or physical development.
  - iv. Criteria 13-3(g)(8): It has character as an established and geographically definable residential neighborhood, agricultural area or business district united by culture, architectural style or physical plan and development.

ATTEST: This 19<sup>th</sup> day of February, 2014.

  
 Secretary, Christopher D. King

MIKE OWENS  
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by May 1, 2014.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Traci Wade, Senior Planner.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Blanton, Brewer, Drake, Mundy, Owens, Plumlee, and Wilson

NAYS: (0)

ABSENT: (3) Beatty, Cravens, and Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2014-2** carried.

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