

3. **G. DAVIS, CCM ZONING MAP AMENDMENT & ALL ABOUT KIDS CHILDCARE & LEARNING CENTER ZONING DEVELOPEMT PLAN**

- a. PLN-MAR-16-00021: G DAVIS, CCM (1/29/17)* – petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Professional Office (P-1) zone, for 1.5 net (2.12 gross) acres, for property located at 3280 Clays Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The 2013 Plan's Goals and Objectives emphasize the importance of supporting infill and redevelopment (Theme A, Goal #2), supporting green infrastructure (Theme B, Goal #3), and upholding the Urban Service Area concept (Theme E, Goal #1).

The petitioner proposes to develop a childcare center and associated off-street parking to serve approximately 200 children.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested Professional Office (P-1) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to utilize the subject property for land use that is compatible with both residential neighborhoods and professional office uses along and near the Clays Mill Road corridor.
 - b. The Goals and Objectives recommend supporting green infrastructure (Theme B, Goal #3). The new childcare center will be constructed utilizing "certified green building contractors" in a manner to support a learning environment that focuses on protection of the physical environment. Also, the site will capture rain water and re-use it to irrigate the on-site landscaping and gardens.
 - c. By utilizing land inside of the Urban Service Area for this urban development, the proposed rezoning and development will meet Theme E, Goal #1 to uphold the Urban Service Area concept.
 2. P-1 zoning is compatible with the development along Clays Mill Road, and is consistent with the existing P-1 zone to the south of the subject property.
 3. This recommendation is made subject to approval and certification of PLN-MJDP-16-00046: All About Kids Childcare & Learning Center, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-16-00046: ALL ABOUT KIDS CHILDCARE & LEARNING CENTER (1/29/17)* - located at 3280 Clays Mill Road.
(McGill, Smith & Punshon, Inc.)

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property P-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. .Addition of adjacent property record plan or property owner's name (s).
6. .Addition of proposed and existing easements.
7. Document compliance with Art. 21-7(b)(3) of the Zoning Ordinance prior to plan certification.
8. Resolve parallel parking (vs. angled) proposed in the island area near building entrance.
9. Resolve the need to extend the sidewalk along the Vincent Way frontage.

Staff Zoning Presentation – Ms. Wade presented and summarized the staff report and recommendations for this zone change. She said the applicant would like to build a childcare center, which would serve approximately 200 children. She said that the applicant contends that this zone change is in agreement with the 2013 Comprehensive Plan. She also said the building will appear residential in nature, and will support the concept of green infrastructure. The staff recommends approval of the zone change.

Development Plan Presentation – Mr. Martin presented the staff report on the corollary zoning development plan, and a rendering of that plan. He said that the petitioner is proposing a 100' by 100' building on the property with associated parking. He said that the main vehicular access to the childcare center would be off of Vincent Way. He said that there was some staff concern with the layout of the parking/drop-off area.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Petitioner Presentation – Bruce Simpson, attorney, was present representing the petitioner. He said the applicant is in agreement with the staff's recommendations.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action – A motion was made by Ms. Mundy, seconded by Ms. Plumlee, and carried 9-0 (Brewer and Penn absent) to approve PLN-MAR-16-00021: G DAVIS, CCM, for the reasons provided by the staff.

Development Plan Action – A motion was made by Ms. Mundy, seconded by Ms. Plumlee, carried 9-0 (Brewer and Penn absent) to approve PLN-MJDP-16-00046: ALL ABOUT KIDS CHILDCARE & LEARNING CENTER, for the reasons provided by the staff.