

Rec'd by RT
Date: 4/12/14

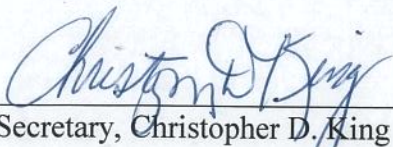
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: MARC 2014-5: MILK & HONEY DAYCARE / PRESCHOOL - petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 5.48 net (5.84 gross) acres, for property located at 2700 Old Todds Road. A conditional use permit request was also filed with this zone change. (Council District 7)

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 reason:

1. The proposed Planned Neighborhood Residential (R-3) zoning is appropriate, and the existing Agricultural Urban (A-U) zoning is inappropriate for the subject property, for the following reasons:
 - a. The subject property is located within the Urban Service Area boundary, and the existing A-U zoning is no longer appropriate since all utilities and urban services are available to serve the site.
 - b. The proposed R-3 zoning is most compatible with the surrounding residential zoning.
 - c. The child care center, in existence since 1995, is a beneficial and necessary neighborhood service for this portion of the Urban Services Area.
2. This recommendation is made subject to the approval and certification of ZDP 2014-19: Covenant Church, Inc./The Pines, 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 11th day of April, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-19: Covenant Church, Inc./The Pines, 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 **Nathan Billings, attorney.**

OBJECTORS
• None

OBJECTIONS
• None

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 **MARC 2014-5** carried.

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