

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION**1. ADDRESS INFORMATION (Name, Address, City/State/Zip & PHONE NO.)**

APPLICANT:	Urban County Planning Commission, 200 E. Main Street, Lexington, KY 40507 859-258-3160
OWNER:	See Attached
ATTORNEY:	LFUCG Department of Law, 200 E. Main Street, Lexington, KY 40507 859-258-3500

2. ADDRESS OF APPLICANT'S PROPERTY (Please attach Legal Description)

106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road; 100-314 South Hanover Avenue; 807, 853 & 859 East High Street; 908, 912 & 1000 Richmond Road; and 1003-1015 Slashes Road
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3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed--same format.)

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-2, R-3, R-4, & B-1	Single-Family Residential, Multi-Family Residential and Neighborhood Business	H-1 Overlay	Same	37.85	51.14

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Single-family and multi-family residential, retail business	R-2, R-3 & MU-2
East	Residential & professional office	R-3, R-4 & P-1
South	Single-family and multi-family residential	R-1C, R-2 & R-3
West	Retail businesses, restaurants & professional offices	B-1

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40 % of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ____ Units

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)

Roads	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Refuse Collection	<input checked="" type="checkbox"/> LFUCG	<input type="checkbox"/> Other		
Utilities	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)

This is in... <input checked="" type="checkbox"/> in agreement with the Comp. Plan <input type="checkbox"/> more appropriate than the existing zoning <input type="checkbox"/> due to unanticipated changes.
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8. APPLICANT/OWNER SIGNS THIS CERTIFICATION

I do hereby certify that to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate.	
APPLICANT <u>Urban Co. Planning Commission, by <i>Chris D. Yang, Sec.</i></u>	DATE <u>9/25/2012</u>
OWNER _____	DATE _____
LFUCG EMPLOYEE/OFFICER, if applicable _____	DATE _____

2. Including the staff alternative would be a timely and appropriate amendment to Article 13-4(b) and Article 13-9 of the Zoning Ordinance in order to update incorrect references related to the appointment of members to the Historic Preservation Commission, property maintenance code, and the division that enforces the code.

Staff Presentation: Ms. Wade presented the staff report, noting that the staff had prepared and distributed a slightly revised staff report. She said that the Urban County Council initiated this text amendment to alter the membership of the Historic Preservation Commission. Currently, the text of Article 13-4(b) of the Zoning Ordinance outlines how the 15 members of the Historic Preservation Commission are either nominated or appointed. The Ordinance specifies that one of the nominations should be made by the Board of Land and Nature Trust of the Bluegrass. That organization has not existed since 2000, so the staff of the Division of Historic Preservation recommended an organization to replace that entity. The Division of Historic Preservation recommended that that organization be replaced by the Bluegrass Conservancy, because their mission is similar to that of the Land and Nature Trust. The Historic Preservation Commission accepted that recommendation, and voted unanimously to request that the Urban County Council initiate a text amendment to Article 13.

Ms. Wade stated that there are two additional sections of Article 13 that the staff is recommending be amended. In Article 13-4(b), the staff found language that was unclear as to what portion of the Zoning Ordinance or Code of Ordinances it referred. The staff is suggesting removing that language, and replacing it with text that refers to Articles 5 and 7 of the Lexington-Fayette Urban County Charter, which relates to how the Mayor makes appointments to boards and commissions, specifically the staggering of terms. Ms. Wade said that the staff is also asking the Commission to consider an amendment to Article 13-9, which discusses compliance with other codes, statutes, and regulations, to remove the language that refers to the BOCA Maintenance Code and the Division of Housing Maintenance. The staff is recommending that all references to the BOCA Maintenance Code be changed to refer to the International Property Maintenance Code, 1998 edition. This proposed change is similar to two text amendments that the Commission recently approved. The staff is also recommending that any reference to the "Division of Housing Maintenance" be changed to the Division of Code Enforcement. Ms. Wade stated that the Zoning Committee recommended approval of this request at their meeting three weeks ago, with one slight change. The Zoning Committee asked that the word "initial" be stricken from the proposed staff alternative, since appointments to the Historic Preservation Commission are no longer initial at this point. The staff is recommending approval of the staff alternative text, for the reasons as listed in the staff report and on the agenda.

Action: A motion was made by Ms. Roche-Phillips, seconded by Mr. Brewer, and carried 8-0 (Blanton, Penn, and Plumlee absent) to approve ZOTA 2012-6, for the reasons provided by staff.

VI. COMMISSION ITEMS

- A. ASHLAND PARK NEIGHBORHOOD ZONE CHANGE INITIATION REQUEST – The staff has received a request from the Ashland Park Neighborhood Association for Planning Commission initiation of an H-1 overlay zone for properties on Desha Road, Fincastle Road, Fontaine Road, Richmond Road, Slashes Road, and South Hanover Avenue. This request was reviewed by the Zoning Committee at their May 3, 2012, meeting.

Ms. Wade stated that the staff had distributed to the Commission members a summary exhibit packet; copies of three letters received by staff; a copy of the neighborhood's request letter and petition; and two sections of Article 13 of the Zoning Ordinance, relating to the criteria for nominating a historic district and the process for creating an H-1 overlay.

Ms. Wade oriented the Commission to the location of the Ashland Park neighborhood, noting the existence of other nearby local historic districts: South Ashland Avenue; part of Ashland Park; and Aylesford. The Ashland Estate, located to the southeast of the Ashland Park neighborhood, has National Register designation as an historic landmark. The properties in the request area are located on South Hanover Avenue; Desha Road; Fontaine Road; Fincastle Road; Slashes Road; and a few properties each on High Street and Richmond Road. Ms. Wade displayed several photographs of the area proposed for H-1 zoning, which were provided by the staff of the Division of Historic Preservation, as well as a map of the area.

Ms. Wade stated that the area proposed for H-1 zoning contains 175 properties, but includes 283 property owners, since at least three of the properties contain multi-family dwellings with condominium associations. Those multi-family units represent 111 property owners. As required by the Planning Commission's by-laws, the staff sent survey postcards to all of the property owners included in the proposed H-1 area, with a response rate of 59.7%. Of those responses received, 69.2% were in favor of the proposed H-1 overlay; 28.4% were in opposition; and 2.4% indicated they had no opinion. Ms. Wade displayed a map depicting the postcard response by location, noting that there seems to be a concentration of opposition near the Fontaine Road and South Hanover Avenue intersections with East High Street. Of the 283 postcards mailed, 114 property owners did not respond; there were 117 responses in support; 48 in opposition; and four indicating no opinion.

Commission Questions: Ms. Roche-Phillips asked, with regard to the postcard mailing, if the Council had asked for a text amendment in addition to the change to the Commission's by-laws. Ms. Wade answered that the Council initiated a text amendment to the Zoning Ordinance to require a postcard survey, and forwarded it to the Planning Commission. At that time, the Law Department indicated that the Council did not have the statutory authority to require that the Planning Commission institute a postcard mailing. The Planning Commission subsequently recommended disapproval of that text amendment, but

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then imposed upon themselves a requirement in their by-laws to mail postcards to any property owners before the initiation of an overlay zone.

Ms. Roche-Phillips asked if that postcard mailing requirement is in addition to the statutory notification requirements as set forth in KRS 100. Ms. Wade answered that the postcard mailing is in addition to those statutory requirements. Ms. Roche-Phillips asked if the postcards were just the first of two notifications to each property owner, should the Commission choose to initiate the requested H-1 overlay zone. Ms. Wade responded that an additional notification will be sent, should the H-1 overlay rezoning be initiated. She explained that, during earlier overlay zoning proceedings, some residents indicated that they did not receive notification of the proposed overlay zone until the actual zone change was already in process. That situation caused concern among the Council, the Planning Commission and staff, so the postcard mailing was instituted to notify the residents, and gauge their support of the proposed overlay, before the process begins. Since a detailed study is required to be performed by either an outside consultant or the staff of the Division of Historic Preservation, with the attendant costs, it is beneficial to have some idea of the level of neighborhood support prior to the beginning of the process.

Mr. Cravens asked if it would be possible to exempt a property from the proposed H-1 overlay zone, and how that would be done. Ms. Wade answered that it is possible. She said that the Commission could initiate the rezoning for just a portion of the area requested. Mr. Cravens asked if a single property could be exempted. Ms. Wade responded that that property would need to be excluded from the H-1 area. Mr. Cravens asked if the staff would make that exclusion, or if the property owner would need to do so. Ms. Wade answered that, in the past, property owners have written letters requesting exclusion from an area proposed for overlay zoning, but no such communications had been received in conjunction with this request. She noted that, while some residents have indicated that they are opposed to the ND-1 overlay, they are generally aware that it can be applied to their properties despite their opposition. Mr. Cravens asked if a resident could submit a letter requesting that their property be exempted. Ms. Wade responded that the Division of Historic Preservation might be opposed to removing individual properties from the H-1 area without considering the district boundaries as a whole, but individual residents could submit such requests.

Mr. Berkley asked, after reviewing the letters submitted to the Planning Commission with regard to this request, if there was some support for "segregating" the votes of the residents of Hanover Towers from the rest of the respondents. Ms. Wade answered that, of the 100 postcards sent to the Hanover Towers residents and their condo association, the staff received 51 postcards back. Of those returned cards, 41 (or 80.4%) were in support of this request. She explained that the resident who requested that those votes be counted separately believes that the large number of votes in support, from one parcel, could skew the data. The staff believes, however, that every property owner has the same right to express their opinion on such matters.

Ms. Copeland asked how many Hanover Towers residents returned postcards indicating their support. Ms. Wade responded that they returned 41 cards in support, and 8 indicating opposition.

Ms. Beatty asked, with regard to Mr. Cravens' question, who would have the final say in whether or not a property could be excluded. Ms. Wade answered that the Urban County Council has the final say in any rezoning request. Ms. Beatty asked if the Council could exempt any one single property from the request. Ms. Wade responded that they could, and noted that the Planning Commission also has that ability. She added that this request for initiation of an H-1 overlay zone is just the first step in the process; the next step would involve the Division of Historic Preservation conducting a study of the area, then a BOAR hearing, and then the final Planning Commission public hearing.

Mr. Brewer asked how the boundaries for the H-1 area were determined. Ms. Wade stated that, historically, the Ashland and Ashland Park neighborhoods have been separated, and she believes that the Ashland Park neighborhood representatives did not want to cause confusion by including properties from another neighborhood association in their request. She added that the Division of Historic Preservation recommended the boundary to the neighborhood. Mr. Brewer asked, referring to the staff's map depicting postcard responses by location, if it would be possible to remove the large group of properties that all voted in opposition to this request. Ms. Wade answered that it would be possible to remove those properties, but it could also result in removing some property owners who are in support of H-1 zoning and want to be included. She added that, at this point, the staff would suggest maintaining the boundary as proposed until the study is completed, then letting the Division of Historic Preservation determine if all of the properties are appropriate for H-1 zoning.

Ms. Roche-Phillips stated, with regard to the letter of opposition in the staff's exhibit packet that states that historic overlay zoning can decrease property values, that she believes that it actually enhances those values. She asked that the study of the Ashland Park neighborhood include information about the effect of H-1 zoning on overall property values. Ms. Wade noted that the Division of Historic Preservation would not typically include that type of information in their study.

Mr. Cravens asked if the H-1 design guidelines have been relaxed to allow the use of more energy efficient windows. Randy Shipp, Division of Historic Preservation, answered that the Historic Preservation Commission had been charged with updating the design guidelines. They recently spend 18 months revising those guidelines, with a great deal of discussion centered on replacement windows. Mr. Shipp said that those guidelines have been relaxed to a certain extent, in that more energy efficient metal-clad wood windows are now permitted, but vinyl windows are prohibited. Mr. Cravens said that new energy guidelines, which will require more efficient windows, are scheduled to go into effect in October of 2012. He asked if the new revised cri-

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teria still require divided-light windows. Mr. Shipp responded that the new criteria encourage the retention of existing windows whenever possible. He explained that there are several options that allow for the retention of original windows and provide increased energy efficiency, including the use of storm windows. If original windows are in poor condition and must be replaced, energy efficient simulated divided-light windows are encouraged. Mr. Cravens asked if H-1 overlay zoning provides for exemptions from building codes. Mr. Shipp answered that he did not know, but would consult with other staff members. Mr. Cravens said that, if someone wished to obtain a building permit for construction in the proposed H-1 area, it would be difficult to comply with the new energy guidelines without appropriate updates to the design guidelines.

Ms. Roche-Phillips asked if the H-1 study would be done by a consultant, or by staff. Mr. Shipp responded that, should the Commission choose to recommend initiation of the proposed H-1 overlay, he would be conducting the required study.

Neighborhood Association Presentation: Bruce Simpson, attorney, was present representing the Ashland Park Neighborhood Association. He said that he believes that part of the reason why downtown Lexington has become an "incredible destination" is the revitalization of downtown neighborhoods, with historic zoning being the most important land use tool and policy adopted by the Lexington-Fayette Urban County Government to facilitate that renaissance. Mr. Simpson stated that there will inevitably be objectors to a change such as the one proposed for the Ashland Park neighborhood, but the overall benefit of historic zoning speaks for itself through the number of people who are now interested in living in the downtown area. He urged the Planning Commission to reserve judgment about whether or not it would be appropriate to remove properties from the H-1 area until the study is complete, and to facilitate the process.

Tony Chamblin, president of the Ashland Park Neighborhood Association (APNA), stated that the association, which was founded in 1970, is dedicated to improving the quality of their neighborhood. They filed their letter of application for H-1 zoning on March 20, 2012, following an initial process which has been totally transparent to every property owner in the neighborhood and a unanimous vote of support from their 13-member board of directors.

Mr. Chamblin stated that, in 2011, the APNA conducted five, well-advertised and attended meetings to discuss the possibility of H-1 zoning. Prior to each meeting, advance door-to-door notice was provided to every property in the neighborhood, and residents were contacted by newsletter and email. In addition, the APNA has attempted to contact each of the 283 property owners, either in person or via phone or email, using the current Property Valuation Administrator (PVA) listings for each property. Mr. Chamblin said that 160 property owners to date have signed the petition in support of H-1 zoning; 28 people, representing 10% of the property owners, have signed the petition in opposition to this request. The APNA is pleased that nearly 70% of the postcards returned to the staff indicated support for H-1 zoning.

Mr. Chamblin said that, throughout this process, the APNA has worked closely with Bettie Kerr, Director of Historic Preservation, and her staff, as well as Ms. Rackers and Ms. Wade in the Division of Planning. The APNA believes that the historic legacy of the Ashland Park neighborhood, which was once part of Henry Clay's Ashland estate, as well as the landscaping designed by the famous Olmsted brothers, combine to make their neighborhood an ideal candidate for H-1 zoning. Mr. Chamblin noted that the residences on South Ashland and Central Avenues, which are part of the APNA, received H-1 designation in 1989 following an application by APNA. He said that he lives on South Ashland Avenue, and he believes that the neighborhood has improved in many ways since the application of H-1 zoning.

Mr. Chamblin stated that Henry Clay wanted the neighborhood surrounding his Ashland estate to be aesthetically pleasing. Following his death, his heirs hired the highly-regarded Olmsted Brothers landscape architectural firm to develop a plan for the 600-acre area. They were the sons of Frederick Law Olmsted, who designed New York City's Central Park and is considered the founder of American landscape architecture, among other notable achievements. The brothers completed their Ashland Park design in 1930. The area now known as the Ashland Park Historic District regularly attracts tourists, interested in seeing the wide range of architecturally significant homes, including examples of Craftsman, bungalow, Tudor Revival, Georgian Revival, Dutch Colonial Revival, and Spanish Eclectic design. The APNA believes that their neighborhood meets several of the criteria established for historic districts in Article 13 of the Zoning Ordinance, since the characteristics of the homes there are valuable to the study of that time period in American architecture. Mr. Chamblin stated that the APNA also believes that preservation of those characteristics can benefit Lexington as a whole, since it can help to maintain stability and economic improvement for established neighborhoods.

Citizen Opposition: David Minko, 306 South Hanover Avenue, stated that he believes that it is telling that the area immediately surrounding the Ashland Estate are not zoned H-1, since those properties should be even more worthy of protection. He said that he is part of a group of property owners in the South Hanover Avenue area who are all opposed to the proposed H-1 zoning, although he was the only one who was able to attend this meeting to voice his opposition. Mr. Minko believes that many of the proponents of H-1 zoning do not fully understand the impact it could have on their property rights.

With regard to the earlier questions about Hanover Towers and his letter of opposition, Mr. Minko stated that he does not believe that those owners should have a say in the H-1 process, since they own not the property itself, but rather "from the paint in." He believes that it would be more appropriate to allow Hanover Towers to have only one collective vote. He also believes that Hanover Towers is 25% renter-occupied, so their survey responses should be vetted to ensure that only property owners are counted among the respondents.

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Mr. Minko stated that he also has concerns about how the boundaries for the proposed H-1 area were chosen, and he would like to request that the area with a large concentration of owners in opposition be excluded. He said that, although the APNA does good work in the neighborhood, he does not agree with their prediction that the proposed H-1 zoning will increase property values. Mr. Minko also contends that the properties on South Hanover Avenue, many of which have large additions, should not be considered in the same category as those on South Ashland Avenue, which are clearly worthy of preservation. He said that many of the property owners in support of this request have already constructed large additions to their homes, so they will not be as adversely affected by the proposed H-1 overlay as will he and some of his nearby neighbors. Although he understands the concerns about the possibility of student rental properties in the neighborhood, he does not believe that H-1 zoning is the appropriate means to prevent that, since many of the homes in the area are very expensive. Mr. Minko concluded by explaining that he is particularly concerned about how the H-1 guidelines could affect his ability to install replacement windows in his home, since his current windows are old and not energy efficient.

Gail Wilkes stated that she and her husband own his family home on South Hanover Avenue, which is where he grew up. She said that they oppose the proposed H-1 overlay, because they intend to renovate their property at some point in the future. Ms. Wilkes also believes that, since nearly 30% of the Ashland Park property owners oppose this request, it would be unfair to impose restrictions on the use of their properties.

Ms. Wilkes said that she does not agree with Ms. Roche-Phillips' comments about H-1 zoning designation increasing property values; she contends that they would decline, since many prospective buyers would not want to purchase a property in an H-1 area, and existing residents would choose not to make improvements under burdensome guidelines. She added that some of the property owners might not be able to maintain their properties to the strict standards set out in the H-1 guidelines. Ms. Wilkes stated that she believes that most of the Ashland Park property owners love their neighborhood, and would maintain their properties in keeping with its character, without the added restrictions of H-1 zoning.

Rebuttal Comments: Mr. Simpson stated that he believes that there is a great deal of confusion about H-1 zoning. He said that he has been involved in many land disputes in 20 years of practicing law, but only one of those disputes involved the Board of Architectural Review, which indicates that the process is not unduly burdensome.

With regard to the comments about the property owners in Hanover Towers, Mr. Simpson stated that 69% of those respondents to the staff's survey were in favor of H-1 zoning. He believes that the opinions of condo owners are just as valid and worthy as those of single-family property owners.

Mr. Simpson stated that the request before the Planning Commission today is to initiate the H-1 overlay zoning process; following the completion of the study, the APNA will be required to make their case on its merits, and the opponents will have the opportunity to present their opinions. He asked that the Planning Commission vote to approve this request for initiation, in order to "open the door" for the neighborhood to begin their study.

Mr. Chamblin stated that the petition in support of this request was signed by 63% of the Hanover Towers property owners as indicated by PVA records; renters were not given the opportunity to sign it. The APNA then checked the number of property owners in support on the rest of South Hanover Avenue, excluding Hanover Towers, and found that the same number, 63%, were in support. Therefore, he does not believe that there is merit to the opponents' contention that allowing Hanover Towers owners to participate skewed the results.

Mr. Chamblin stated, with regard to concerns about the process required to get BOAR approval for property alterations in H-1 neighborhoods, that the APNA believes that it is much less onerous than the requirements of newer, deed-restricted developments. He added that he has had work done to his home, and he had no issues in working with the staff of the Division of Historic Preservation, or the BOAR.

Staff Rebuttal: Ms. Wade clarified that the staff sent survey postcards only to property owners, at their current address of record, using the available PVA information.

Chairman Comment: Mr. Owens announced that the hearing was now closed.

Commission Comments: Mr. Cravens asked if there is a threshold that must be met with regard to the postcard mailing. Ms. Wade answered that the Commission's by-laws require that at least half of the responses be in favor, but there is no requirement with regard to the response rate. Mr. Cravens stated that only 41% of the responses were in favor. Ms. Wade explained that 41% of all property owners had responded in favor, but 69.2% of the responses that were received were in favor.

Motion: A motion was made by Ms. Roche-Phillips and seconded by Mr. Wilson to initiate the H-1 process for the Ashland Park Neighborhood Association.

Discussion: Ms. Roche-Phillips commented that she would like for the Historic Preservation staff, as part of their study, to evaluate property values of existing H-1 neighborhoods as opposed to those without historic zoning designation.

Mr. Cravens stated that he does not believe there is sufficient support for H-1 zoning in the Ashland Park neighborhood, and he does not believe it is fair to impose the cost of hiring representation on those who oppose it.

Action: Ms. Roche-Phillips' motion carried, 7-1 (Cravens opposed; Blanton, Penn, and Plumlee absent).

- B. CANCELLATION OF UPCOMING WORK SESSION** – Mr. King stated that the staff would like to offer the Commission the opportunity to cancel their work session, originally scheduled for May 31st.

Action: A motion was made by Mr. Wilson, seconded by Mr. Brewer, and carried 8-0 (Blanton, Penn, and Plumlee absent) to cancel the previously scheduled May 31, 2012, Planning Commission work session.

VII. STAFF ITEMS – No such items were presented.

VIII. AUDIENCE ITEMS – No such items were presented.

IX. MEETING DATES FOR JUNE, 2012

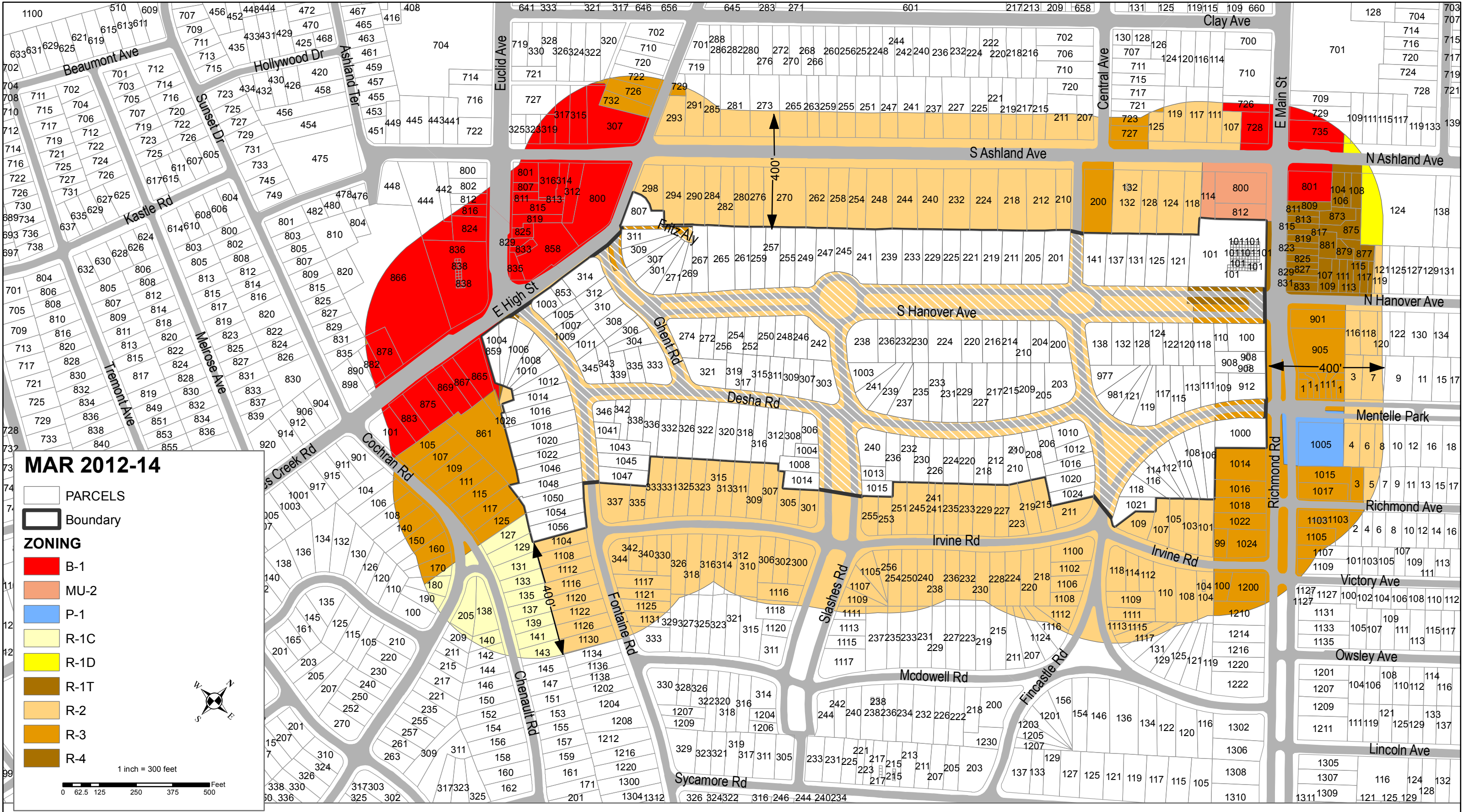
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	June 7, 2012
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	June 7, 2012
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 14, 2012
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 21, 2012
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	June 27, 2012
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	June 28, 2012

- X. ADJOURNMENT** – There being no further business, Chairman Owens declared the meeting adjourned at 3:54 p.m.

TLW/TM/CT/BJR/BS/src

Mike Owens, Chair

Lynn Roche-Phillips, Secretary



Applicant: LEXINGTON FAYETTE URBAN COUNTY PLANNING COMMISSION

Proposed Zone: to an Historic District (H-1) Overlay Zone

Acreage: 37.85 net (51.14 gross) acres

Addresses: 106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road; 100-314 South Hanover Avenue; 807, 853 & 859 East High Street; 908, 912 & 1000 Richmond Road; and 1003-1015 Slashes Road