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Date: _____

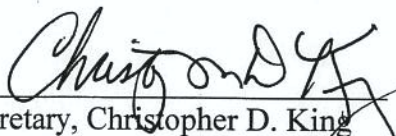
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2012-6: ANGLIANA P2 DEVELOPMENT, LLC** – petition for a zone map amendment from a Heavy Industrial (I-2) zone to a High Density Apartment (R-4) zone, for 0.23 net and gross acre, for property located at 527 Angliana Avenue (a portion of). (Council District 3)

Having considered the above matter on **March 22, 2012**, 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 reason:

1. The existing Heavy Industrial (I-2) zone is inappropriate, and the requested High Density Apartment (R-4) zone is appropriate for the subject property, for the following reasons:
 - a. The subject property is a vacant, ¼-acre parcel that is not currently used by the adjoining warehouse property. It will be used by the apartment development approved to the south of this location, for a drive aisle and maintenance building, and as such, it is more appropriately zoned in the same category as that developing residential property.
 - b. The proposed R-4 zone will ensure a less intensive future use of the subject property, but will still allow for a mixture of land uses in the Angliana Avenue corridor.
 - c. The subject site, located at the end of Hamm Alley, is not appropriately zoned for an independent heavy industrial use. Thus, its consolidation into the adjoining residential development is its most appropriate future use.
2. This recommendation is made subject to approval and certification of **ZDP 2012-15: Angliana Avenue Student Housing (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 10th day of April, 2012.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, **ZDP 2012-15: Angliana Avenue Student Housing (Amd.)**, was approved by the Planning Commission on March 22, 2012, and certified on April 5, 2012.

K.R.S. 100.211(7) requires that the Council take action on this request by June 20, 2012.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Ms. Christine Westover, attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (8) Beatty, Berkley, Copeland, Cravens, Owens, Penn, Roche-Phillips, Wilson

NAYS: (0)

ABSENT: (2) Brewer, Blanton

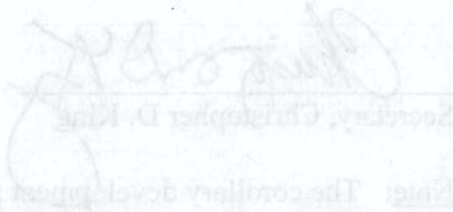
ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2012-6** carried.

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

MAR 2012-6
CHAIR


Secretary, Christopher D. King