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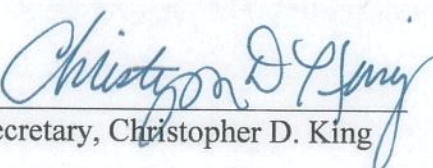
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MARCV 2015-16: NATIONAL STATION, LLC** - petition for a zone map amendment from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 0.1653 net (0.1908 gross) acre, for property located at 334 Richmond Avenue. A conditional use permit and dimensional variances were also requested. (Council District 5)

Having considered the above matter on **August 27, 2015**, at a Public Hearing, and having voted **7-0** 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 proposed Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives encourage expanding housing choices through a variety of housing types and densities (Theme A, Goal #1), which could be accomplished on this site if the conditional request is not approved or is ever removed from the site.
 - b. Several Goals and Objectives encourage well-designed neighborhoods and communities that are compact, contiguous, and respect the area's context (infill development) (Theme A, Goals #2a. & #3, as well as Theme E, Goal #1b.). The zone change will facilitate improving the immediate area by replacing an unsightly, non-conforming warehouse with a parking lot (or alternatively another residential use) that can act as a land use buffer between the B-4 zone and the low density adjoining neighborhood.
 - c. The Goals and Objectives also support infill and redevelopment of our underutilized land (Theme E, Goal #1a.), and creation of jobs and prosperity (Theme C, Goal #1). The petitioner's associated redevelopment of National Station, currently an underutilized area, will help to build on the current renewal along National Avenue for an employment hub.
2. This recommendation is made subject to approval and certification of **ZDP 2015-64: National Station, LLC (fka Beechland Subdivision, Belldale Addition & East End Addition)**, 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 of September, 2015.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: A conditional use permit for a parking lot; and variances to reduce the required 100' setback for the portion of the buildings that has overhead doors in a Wholesale & Warehouse (B-4) zone to 53 feet from an adjacent residential zone, and to reduce the required rear yard from 32 & 28 feet to 15 feet for the portion of the property that abuts an adjacent residential zone, were approved by the Planning Commission, subject to the rezoning being granted.

Note: The corollary development plan, ZDP 2015-64: National Station, LLC (fka Beechland Subdivision, Belldale Addition & East End Addition), approved by the Planning Commission on August 27, 2015, and certified on September 10, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by November 25, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Charles Curry, attorney.**

OBJECTORS

- Damen Mallen, Kenwick Neighborhood Association

OBJECTIONS

- Concerned that the proposed development could increase traffic in the area, particularly on Richmond Avenue.

VOTES WERE AS FOLLOWS:

AYES: (7) Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Smith

NAYS: (0)

ABSENT: (4) Berkley, Drake, Richardson, Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MARCV 2015-16** carried.

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

PLAT OFFICE
CLERK

Charles Curry
Attorney