

Rec'd by T.W.

Date: 10/13/17

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

IN RE: **PLN-MAR-17-00032: FRM LAWSON PROPERTY** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 0.71 net (1.14 gross) acres, for property located at 300 Alexandria Drive. (Council District 12)

Having considered the above matter on **September 28, 2017**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The Planned Neighborhood Residential (R-3) zone is no longer appropriate and a Light Industrial (I-1) zone is appropriate at this location, for the following reasons:
 - a. A major electric transmission line, transmission tower and 75-foot wide easement occupy appropriately one-half of the subject property along its northwestern property boundary and closest to the existing Marehaven Subdivision. Such major public service facilities make the site generally incompatible for residential development.
 - b. Any potential residential use of the site under the existing R-3 zoning would be required to be located in close proximity to existing industrial uses within the adjacent Leestown Industrial Park. Residential development of the subject site would not be compatible with the surrounding land uses.
 - c. The subject property is bordered on three sides by industrial or public facilities land uses, which makes I-1 zoning more compatible and appropriate than the existing R-3 zone. Alexandria Drive, and its right-of-way, creates an appropriate land use boundary between the residential subdivisions on the north side of Alexandria Drive and the subject property.
 - d. The site is located within the Urban Service Area, currently vacant and considered underutilized. The site can be successfully incorporated into the adjacent parcel on Over Drive in order to support an existing business in Fayette County.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-17-00090: Leestown Industrial Park**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the following buffer restriction is recommended via conditional zoning on the subject property:**
 - a. A fifteen-foot (15') wide landscape buffer shall be maintained along the northwestern property line. Within the landscape buffer a six-foot (6') tall hedge, wall or berm shall be established.**This restriction is appropriate in order to diminish the visibility of the subject property from Alexandria Drive.**

ATTEST: This 13th day of October, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-17-00090: LEESTOWN INDUSTRIAL PARK was approved by the Planning Commission on September 28, 2017 and certified on October 12, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by December 27, 2017.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Justin Drury, surveyor.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Bell, Berkley, Brewer, Cravens, Forester, Mundy, Owens, Penn, and Wilson

NAYS: (0)

ABSENT: (2) Plumlee and Richardson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **CONDITIONAL APPROVAL** of **PLN-MAR-17-00032** carried.

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