

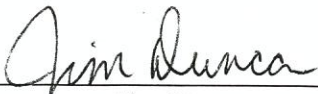
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-16-00021: G DAVIS, CCM** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Professional Office (P-1) zone, for 1.5 net (2.12 gross) acres, for property located at 3280 Clays Mill Road. (Council District 9)

Having considered the above matter on **January 26, 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 **APPROVAL** of this matter for the following reasons:

1. The Professional Office (P-1) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to utilize the subject property for land use that is compatible with both residential neighborhoods and professional office uses along and near the Clays Mill Road corridor.
 - b. The Goals and Objectives recommend supporting green infrastructure (Theme B, Goal #3). The new childcare center will be constructed utilizing “certified green building contractors” in a manner to support a learning environment that focuses on protection of the physical environment. Also, the site will capture rain water and re-use it to irrigate the on-site landscaping and gardens.
 - c. By utilizing land inside of the Urban Service Area for this urban development, the proposed rezoning and development will meet Theme E, Goal #1 to uphold the Urban Service Area concept.
2. P-1 zoning is compatible with the development along Clays Mill Road, and is consistent with the existing P-1 zone to the south of the subject property.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-16-00046: All About Kids Childcare & Learning Center**, 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 February, 2017.



 Secretary, Jim Duncan

WILLIAM WILSON
 CHAIR

Note: The corollary development plan, **PLN-MJDP-16-00046: ALL ABOUT KIDS CHILDCARE & LEARNING CENTER** was approved by the Planning Commission on January 26, 2017 and certified on February 8, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by April 26, 2017.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Bruce Simpson, Attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Plumlee, Richardson, Smith, and Wilson

NAYS: (0)

ABSENT: (2) Brewer, and Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR 16-00021** carried.

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