

Rec'd by _____

Date: _____

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

IN RE: PLN-ZOTA-25-00002: LOT COVERAGE IN THE CORRIDOR BUSINESS (B-3) ZONE – a text amendment to amend the 30% lot coverage requirement in the B-3 zone.

Having considered the above matter on **May 22, 2025**, at a Public Hearing, and having voted **6-5** 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 text amendment allows for greater flexibility in meeting the requirements of the Corridor Business (B-3) zone, while remaining consistent with the intent of the zone.
2. The proposed text amendment provides for a minimum threshold of utilization that is in agreement with the following adopted goals, objectives, policies contained within *Imagine Lexington 2045* for the following reasons:
 - a. Theme E, Goal#1, Objective d: Emphasize redevelopment of underutilized corridors
 - b. Theme E, Goal#1, Objective e: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

 by  **LARRY FORESTER**
Secretary, Jim Duncan CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Chris Taylor, Deputy Director of the Division of Planning.**

OBJECTORS

- Amy Clark, 628 Kastle Road

OBJECTIONS

- Stated she thought this should be postponed because it needed more work.

VOTES WERE AS FOLLOWS:

AYES:	(6)	Barksdale, J. Davis, Z. Davis, Forester, Nicol, and Wilson,
NAYS:	(5)	M. Davis, Michler, Owens, Penn, Worth
ABSENT:	(0)	
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-ZOTA-25-00002** carried.

Enclosures: Initiation
 Staff Report and Staff Alternative Text.
 Planning Commission recommended text
 Applicable excerpts of minutes of above meeting