

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

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

**IN RE:**     **PLN-MAR-25-00001: D&J REALTY, INC.** – a petition for a zone map amendment from a Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone, for 0.99 net (1.31 gross) acres for property located at 125 Canebrake Drive. (Council District 12)

Having considered the above matter on **February 27, 2025**, at a Public Hearing, and having voted **10-0** 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 Light Industrial (I-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. By developing a vacant parcel of land within the Urban Service Area, the proposal supports goals relating to redevelopment and strategic growth (Theme A, Goal #2.a; Theme E Goal #1.d).
  - b. The proposed rezoning locates an industrial use within close proximity to arterial roadways and Interstate-75, contributing to an effective transportation system (Theme D, Goal #1).
2. The proposed Light Industrial (I-1) zone is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. The proposed light industrial use is in keeping with the industrialized context of the Blue Sky area, and will be consistent with additional industrial/flexible space called for north of the property within Area #4 of the Urban Growth Master Plan (Design Policy #4).
  - b. With the incorporation of the required internal sidewalk, the project's pedestrian connections will be appropriate for the context of the surrounding area (Theme D, Connectivity Policies #1 & 2).
  - c. The request will not utilize continually operated night lighting, thereby reducing light pollution and protecting dark skies (Protection Policy #10).
3. The proposed Light Industrial (I-1) zone is in agreement with the 2024 Urban Growth Master Plan, an adopted element of the Comprehensive Plan, for the following reasons:
  - a. The master plan recommends the property for Industrial/Flex Space uses, which is consistent with the applicant's requested zone and use.
  - b. The plan will continue the existing pedestrian network to the north, towards the areas anticipated for future growth and development within Area #4, providing for future pedestrian connectivity.
4. The justification and corollary development plan are in agreement with the Development Criteria of the Imagine Lexington 2045 Comprehensive Plan, for the following reasons:
  - a. The proposed rezoning meets the criteria for Land Use, as the request is establishing a new industrial use adjacent to existing industrial uses (C-L19-1), and increases the utilization of land within the Blue Sky Activity Center (C-PS3-1).
  - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability, as the development proposes new street trees to screen the use and define the road frontage (A-DS5-2), and extends the sidewalk network north along Canebrake Drive (A-DS4-1).
  - c. The proposed rezoning meets the criteria for Environment, as the request does not impact any environmentally significant areas (B-PR2-1), and is proposing limited lighting of the site (B-PR10-1).
  - d. The proposed rezoning meets the criteria for Site Design, as the development is not proposing any on- site permanent parking (C-PS10-2), and will be required to extend the sidewalk network along the road frontage, as well as internally to the site.
  - e. There are no applicable criteria within Building Form for this development.

5. This recommendation is made subject to approval and certification of PLN-MJDP-24-00086: COVEY RIDGE DEVELOPMENT, LOT 4 (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 4<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by May 28, 2025.

Note: The corollary development plan, PLN-MJDP-24-00086: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD) was approved by the Planning Commission on February 27, 2025, and certified on March 13, 2025.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Tony Thomas, associate of David Samokar the owner of D & J Realty.**

**OBJECTORS**

**OBJECTIONS**

**VOTES WERE AS FOLLOWS:**

AYES: (10) Barksdale, Johnathon Davis, Zach Davis, Forester, Michler, Nicol,  
Owens, Penn, Wilson, and Worth  
NAYS: (0)  
ABSENT: (0)  
ABSTAINED: (0)  
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-25-00001** carried.

Enclosures: Application  
Justification  
Legal Description  
Plat  
Development Snapshot  
Staff Report  
Supplemental Staff Report  
Applicable excerpts of minutes of above meeting