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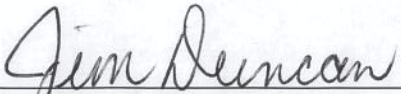
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2015-19: GREER LAND COMPANY (AMD.)** – amended petition for a zone map amendment from a Wholesale & Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, for 1.24 net (1.44 gross) acres, for property located at 1108 South Broadway. (Council District 3)

Having considered the above matter on **September 24, 2015**, 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 proposed zone change to a Neighborhood Business (B-1) zone for 1108 South Broadway is supported by several Goals and Objectives of the 2013 Comprehensive Plan, including:
 - a. Theme A (*Growing Successful Neighborhoods*), Goal 2, Objective a., which states: “Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area’s context and design features whenever possible.” The petitioner is providing neighborhood-oriented land uses and orienting the proposed structure to Simpson Avenue.
 - b. Theme C (*Creating Jobs and Prosperity*), Goal 1, Objective d., which encourages the creation of jobs near where people live. The property is located very near residential neighborhoods, and will provide support or service uses in the area that is compatible with the nearby residential neighborhoods.
2. The requested Neighborhood Business (B-1) zone is appropriate for this location and the existing B-4 zone is inappropriate because of the property’s location in proximity to existing residential areas. More neighborhood-oriented business uses can not only serve the nearby residential area, but also provide a superior land use buffer to the neighborhood.
3. This recommendation is made subject to the approval and certification of **ZDP 2015-79: Riddell Plaza, Lot 3 (Parker Property)**, 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 9th day of October, 2015.


Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: The corollary development plan, **ZDP 2015-79: Riddell Plaza, Lot 3 (Parker Property)**, was approved by the Planning Commission on September 24, 2015, and certified on October 8, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by December 23, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Carter, engineer**.

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (2) Penn, Smith

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2015-19 (AMD.) carried.

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