

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

**IN RE:** **PLN-ZOTA-22-00015: AMENDMENT TO ARTICLES 8, 10, 11, 22, AND 23 TO THE ZONE INTENT STATEMENTS** – a petition for a Zoning Ordinance text amendment to update the “intent” statement for numerous zoning categories to more clearly align with the adopted Comprehensive Plan. Intent statements are included for each zoning category and are meant to explain the location, criteria and/or purpose of the zone.

Having considered the above matter on **October 27, 2022**, at a Public Hearing and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** for this matter for the following reasons:

1. The proposed text changes will provide greater consistency between Lexington’s adopted documents and remove references to defunct future land use categories from past Comprehensive Plan methodologies.
2. The proposed text will also modernize the language of the Zoning Ordinance to reflect current and anticipated land use practices and to strengthen the vital link between the Comprehensive Plan and Zoning Regulations.
3. The proposed text changes will provide greater transparency to the community as to the purpose of zones and can provide a foundation to any future text amendments to zones.
4. The proposed text amendment is in agreement with the 2018 Comprehensive Plan’s Goals, Objectives, and Policies, for the following reasons:
  - a. An accurate and modern Ordinance is imperative to the implementation of the 2018 Comprehensive Plan (Goal 2).
  - b. The proposed language will update the Zoning Ordinance to reflect the direction of the 2018 Comprehensive Plan, proactively planning for the next 20 years of growth (Theme E, Accountability Policy #2).
  - c. The proposed language will allow for the implementation of the Comprehensive Plan and the Placebuilder, which includes criteria for zone change applications, based upon the goals and objectives, to ensure development compliance with the Comprehensive Plan (Theme E, Accountability Policy #3).

**ATTEST:** This 10<sup>th</sup> day of November, 2022.

  
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Secretary, Jim Duncan

**LARRY FORESTER**  
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Hal Baillie, Planner Senior in the Division of Planning.**

**OBJECTORS**

- Amy Clark, 628 Kastle Drive

**OBJECTIONS**

- Concerned that the zone category names are inconsistent with the existing regulations

**VOTES WERE AS FOLLOWS:**

AYES: (8) Bell, de Movellan, Forester, Michler, Meyer, Penn Pohl, and Worth

NAYS: (0)

ABSENT: (3) Barksdale, Davis, Nicol

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-22-00015** carried.

Enclosures: Application  
Justification  
Staff Report  
Planning Commission Recommended Text  
Applicable excerpts of minutes of above meeting