

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

**IN RE:** **PLN-MAR-21-00018: FLORA INVESTMENTS, LLC (AMD)** - an amended petition for a zone map amendment from a Professional Office (P-1) zone to a Commercial Center (B-6P) Zone, for 1.04 net (1.04 gross) acres, for property located at 2717 Flora Fina Street (a portion of). (Council District 6)

Having considered the above matter on **July 27, 2023**, 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 Commercial Center (B-6P) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
  - a. The proposed development supports infill opportunities (Theme A, Goal #2) by developing a vacant tract within an existing development.
  - b. The project will respect the context & design features of areas surrounding development projects by maintaining compatibility with height and density found in the adjoining office park (Theme A, Goal #2.b).
  - c. By configuring the parking areas to the side and rear, and implementing outdoor dining and seating, the proposed development provides adequate greenspace and open space to serve the needs of the intended population (Theme A, Goal #2.c).
  - d. The proposed development will create entertainment and other quality of life opportunities that attract young, and culturally diverse professionals, and a work force of all ages and talents to Lexington (Theme C, Goal #2.d).
  - e. The proposal creates more meaningful and direct pedestrian and multi-modal connections, which contributes to an effective and comprehensive transportation system in this area (Theme D, Goal #1.c).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the proposal activates the Flora Fina Street frontage, connects to the existing pedestrian network, and locates parking to the side and rear of the development.
  - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the revised proposal simplifies the site's vehicular circulation, and provides for safer and more direct pedestrian connections both within the site and throughout the larger Hamburg development.
  - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposed design works with the existing landscape, and does not impact any environmentally sensitive areas.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-21-00060: HAMBURG PLACE FARM SIR BARTON WAY OFFICE PARK, LOT M(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 18<sup>th</sup> day of August, 2023.

  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by October 25, 2023.

Note: The corollary development plan, PLN-MJDP-21-00060: HAMBURG PLACE FARM SIR BARTON WAY OFFICE PARK, LOT M) (AMD), was approved by the Planning Commission on July 27, 2023 and certified on August 10, 2023.

Note: A conditional use was approved by the Planning Commission for a parking lot in the P-1 zone on July 27, 2023.

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

**OBJECTORS**

- Elizabeth Weiner, 3340 Peachtree Road, Atlanta, GA representing Hamburg Place Mall.
- Kristina Keith, attorney representing Longship Logistics.

**OBJECTIONS**

- Concerned about the connectivity with the other properties.
- Concerned about the change and the character of the office park, and impacts on the adjoining property to the south.

**VOTES WERE AS FOLLOWS:**

AYES: (10) Bell, Barksdale, Davis, Wilson, Forester, Nicol, Meyer, Pohl, Owens, and Worth

NAYS: (0)

ABSENT: (1) Michler

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-21-00018** carried.

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