

Rec'd by Bm

Date: 6-9-17

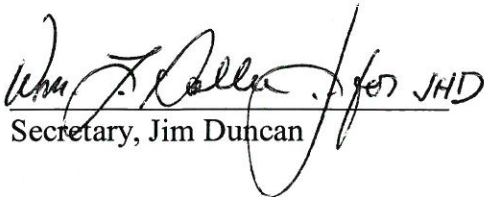
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-17-00012: HAP PROPERTY OWNER LP** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Planned Shopping Center (B-6P) zone, for 2.88 net (3.33) acres, for property located at 1937 Star Shoot Parkway (a portion of). (Council District 6)

Having considered the above matter on May 25, 2017, at a Public Hearing, and having voted 7-0 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 existing Professional Office (P-1) zoning is inappropriate, and the proposed Planned Shopping Center (B-6P) zoning is appropriate at this location for the following reasons:
 - a. The applicant's request would create a single and contiguous zone across this parcel, in a fashion consistent with the rest of the entire Hamburg Pavilion development, and will not adversely affect the overall character of non-residential land use in this vicinity.
 - b. The subject property already functions as a part of the Hamburg Pavilion shopping center, and the requested zone change will allow the subject property to continue to function in the same manner.
 - c. The subject property is separated from the rest of the Sir Barton Office Park development to the north, by Flora Fina Street and by a large detention basin. The street forms a more logical and discernable zoning boundary than the center of the existing parking lot, which is the case at present.
2. This recommendation is made subject to the approval and certification of PLN-MJDP-17- 00032: Hamburg Plan Mall, Unit 2 (Hamburg Pavilion) (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 9th day of June, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-00032: Hamburg Plan Mall, Unit 2 (Hamburg Pavilion) (AMD) was approved by the Planning Commission on May 25, 2017 and certified on June 8, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by August 24, 2017.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (7) Berkley, Cravens, Drake, Mundy, Owens, Penn, and Richardson

NAYS: (0)

ABSENT: (3) Brewer, Plumlee, and Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00012** carried.

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