

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

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

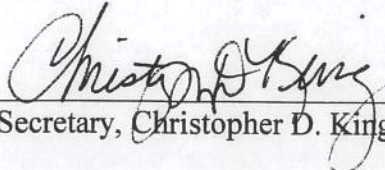
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** **MAR 2015-14: GULFSTREAM ENTERPRISES, LLC** - petition for a zone map amendment from a Planned Shopping Center (B-6P) zone to an Interchange Service Business (B-5P) zone, for 4.66 net (5.41 gross) acres, for property located at 1750 Pleasant Ridge Drive; 2008 and 2024 Bryant Road; and 1976 Justice Drive. (Council District 6)

Having considered the above matter on **August 27, 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 requested Interchange Service Business (B-5P) zone is appropriate, and the existing Planned Neighborhood Shopping Center (B-6P) zone is inappropriate, for the following reasons:
  - a. The existing B-6P zoning is no longer appropriate at this location because the demand for general commercial is being met on alternate sites within the general area, but neither of these two developments has successfully incorporated hotels to serve the traveling public.
  - b. The site remains an underutilized site after a decade of B-6P zoning, and should be considered for a possible change to an alternative business zone (and use) in order to better serve the needs of the community and infill vacant lands within the Urban Service Area.
  - c. The B-5P zone is appropriate at this location because it is compatible with adjoining land uses and zoning, and because it meets the intent of Article 11 of the Zoning Ordinance, which states that limited commercial facilities that conveniently provide transient type services should be located at limited access highway interchanges.
2. This recommendation is made subject to approval and certification of **ZDP 2015-65: Man O' War, Unit 2A (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 10<sup>th</sup> of September, 2015.

  
Secretary, Christopher D. King

**MIKE OWENS**  
CHAIR

**Note:** The corollary development plan, **ZDP 2015-65: Man O' War, Unit 2A (Amd)**, was approved by the Planning Commission on August 27, 2015, and certified on September 10, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by November 25, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Darby Turner, attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Brewer, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, Smith

NAYS: (0)

ABSENT: (2) Berkley, Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2015-14 carried.

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

MIKE OWENS  
CLERK

[Signature]  
[Title]

Planning Commission on August 27, 2015, and certified on September 10, 2015.

A.R.S. 198-21 (7) requires that the Council take action on this request by November 23, 2015.

At the public hearing before the Urban County Planning Commission, this petition was represented by [Name] further stated: