

Rec'd by _____

Date: _____


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

IN RE: **PLN-MAR-18-00006: SHOPPERS VILLAGE OF RICHMOND, LLC** - petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Light Industrial (I-1) zone, for 5.09 net (5.92 gross) acres, for property located at 2375 Fortune Drive (a portion of). (Council District 6)

Having considered the above matter on **May 24, 2018**, 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 requested Light Industrial (I-1) zone is in agreement with the 2013 & 2018 Comprehensive Plans, for the following reasons:
 - a. The 2013 Comprehensive Plan identifies the need to protect and provide readily available economic development land to meet the need for jobs. The 2013 & 2018 Plans both encourage supporting and showcasing local assets to further the creation of a variety of jobs (*Theme C, Goal 1*).
 - b. The 2018 Comprehensive Plan prioritizes the success and growth of strategically-targeted employment sectors (high-tech, advanced manufacturing) and encourages infill and redevelopment that creates jobs (*Theme C, Goal 2, Objective A*).
 - c. The 2018 Comprehensive Plan promotes the redevelopment of underutilized land within the Urban Service Area in a manner that enhances existing urban form (*Theme E, Goal 1, Objective d*).
 - d. The 2013 Comprehensive Plan promotes the movement of goods and people via efficient transportation connections (*Chapter 5, page 77*).
 - e. The proposed I-1 zone, along with the proposed use of professional offices, research and development, and light manufacturing, meet the Goals and Objectives of the items stated above, because the rezoning would:
 - i. Allow a wider variety of jobs to be created in an area designated as "jobs land;"
 - ii. Promote the creation of new jobs and increase the likelihood of bringing high-tech jobs to the site;
 - iii. Reactivate an underutilized parcel that has existing infrastructure;
 - iv. Utilize an existing roadway network that is desirable for truck access and promotes the movement of goods and people.
2. The predominance of businesses comprised of offices, warehouses, light manufacturing, and technology (research and development) in this area makes I-1 zoning and uses consistent with the development character of the Fortune Drive area. Therefore, the proposed I-1 zoning and land use are compatible with, and complementary to, the surrounding land uses and mix of office, warehouse, and light industrial zones.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-18-00034: Brock McVey & Barry Dotson Property, Unit 2-A, Lot 6 (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 11th day of June, 2018.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-18-00034: BROCK McVEY & BARRY DOTSON PROPERTY, UNIT 2-A, LOT 6 (CENTURY BUSINESS CENTER) was approved by the Planning Commission on May 24, 2018 and certified on June 7, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by August 22, 2018.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Bell, Berkley, Brewer, Cravens, Forester, Mundy, Owens, Penn, Richardson and Wilson

NAYS: (0)

ABSENT: (1) Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00006** carried.

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