

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

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

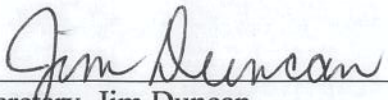
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** **MAR 2015-20: CONTINENTAL REAL ESTATE** - petition for a zone map amendment from a High Density Apartment (R-4) zone to a Planned Shopping Center (B-6P) zone, for 0.99 net (1.16 gross) acres, for property located at 4251 Saron Drive (a portion of). (Council District 8)

Having considered the above matter on **September 24, 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 rezoning to a Planned Shopping Center (B-6P) zone is appropriate, and the existing High Density Apartment (R-4) zone is inappropriate for the subject property, for the following reasons:
  - a. The subject property is located adjacent to, and across Saron Drive from, properties that are currently located within a B-6P zone, and are developed as such. Therefore, the B-6P zone is compatible with the surrounding area.
  - b. The southern boundary of the subject property is defined by a significant stormwater and drainage feature and floodplain that creates a physical barrier to the remainder of the parcel to the south, which is currently under construction for an assisted living facility. As a result of these physical constraints, the subject property was not able to be utilized in the planning and development of the adjoining assisted living facility. This physical barrier is a more appropriate and recognizable land use buffer between the residential land use to the south and the commercial land use to the north in this instance.
  - c. As a stand-alone tract, the subject property is too small to be utilized for high density apartments, as suggested by its current zoning category, but is suitable for commercial development.
  - d. The proposed use and development is consistent with the provisions of Article 12 of the Zoning Ordinance for the B-6P zone, and is in a convenient location in order to serve the nearby neighborhoods without infringing upon their established boundaries.
2. This recommendation is made subject to approval and certification of **ZDP 2015-81: Coons Property, Tract 1 (a portion of) (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 9<sup>th</sup> day of October, 2015.

  
Secretary, Jim Duncan

**MIKE OWENS**  
CHAIR

**Note:** The corollary development plan, **ZDP 2015-81: Coons Property, Tract 1 (a portion of) (Amd.)**, was approved by the Planning Commission on September 24, 2015, and certified on October 6, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by December 23, 2015.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Kevin Rich, Landscape Architect.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Brewer, Cravens, Drake, Mundy, Owens, Plumlee, Richardson, Wilson

NAYS: (0)

ABSENT: (2) Penn, Smith

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2015-20** carried.

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