COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina / Dennis Dutton
Meeting Date:	Wednesday, February 1, 2012	Type of Request:	New Business

Wording for the Agenda:

Discussion of the State Route 74 South, State Route 85 South, and Padgett Road intersection to determine if amendments to the Fayette County Comprehensive Plan Map and Text and to the Zoning Ordinance, as they pertain to the creation of an Overlay Zone for the intersection, is warranted at this time.

Background/History/Details:

The widening of the State Route 74 South is complete. Furthermore, the intersection upgrade at State Route 74, State Route 85, and Padgett Road is complete.

Several years ago, shortly before the widening of State Route 74 began, several property owners approached staff and the Planning Commission asking them to consider changing the Land Use Plan at the intersection from Residential to Commercial. At that time, the consensus of thought was that the Land Use Plan should be reviewed when the widening of State Route 74 and the intersection upgrade was completed.

Staff is requesting direction from the Board of Commissioners to determine if there is interest in conducting a Land Use study of the area by taking into consideration the scope and character of proposed commercial development.

What action are you seeking from the Board of Commissioners?

Staff is seeking direction from the Board concerning the intersection of the State Route 74 South, State Route 85 South, and Padgett Road intersection in order to determine if it desires staff to conduct a Land Use study of the area, and to determine if amendments to the Fayette County Comprehensive Plan Map and Text and to the Zoning Ordinance is warranted.

If this item requires funding, please describe:

Funds are not needed at this time, however, depending on the Board's direction, funds may be required at a later date to pay for an update to the Fayette County Code.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

To: Board of Commissioners

From: Pete Frisina, Director of Community Development

Date: January 9, 2012

Subject: SR 74, SR 85, and Padgett Road Intersection

A few years ago, shortly before the widening of SR 74 had begun, several property owners at this intersection approached the Staff and Planning Commission to consider changing the land use plan at the intersection from Residential to Commercial. The Staff and Planning Commission told the property owners that the land use plan should be reviewed when the widening and intersection realignment had been completed. The widening and intersection realignment has been completed. Staff is seeking direction from the BOC to determine if there is interest in staff conducting a land use study of the area, taking into consideration the scope and character of proposed commercial development.

Edinburgh Ct
Manor Dr
Joel Cowan Pkwy
Joel Cowan Pkwy
Waterfall Way
Waterfall Way
Mark Porter Greenhouses
Padgett Rd
Padgett Rd
74
85
74
85
74
85
74
85
85