

G. Public/Quasi-Public (P/QP)

The Public/Quasi-Public land use areas are intended to provide easy, convenient access for residents the common activities of daily life. However, the areas identified on the map tend to be already developed with uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of Public/Quasi-Public Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/QP category include:

Locations dispersed throughout town, near activity centers and major streets.

Locations that provide an opportunity to share facilities between uses, such as library, park, community center, or post office.

Uses within this area include public facilities, municipal properties, and schools.

Structures should model appropriate architectural design elements, high quality construction techniques, and appropriate materials and finishes.

I. Transportation Corridor

The *Transportation Corridor* use area is an overlay intended to follow Highway 30 and Highway 283 through Lexington's Corporate Limits and Extraterritorial Jurisdiction. Uses in this corridor would be allowed through the underlying land use designation but building orientation, increased landscaping, design guidelines, and use of frontage roads are encouraged.

H. Parks / Recreation (P/R)

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as open space or parks. However, many of the areas identified tend to be already developed with uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of Parks and Recreation Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the P/R category include:

Locations that are dispersed throughout the community for easy access, or are important and appropriate to the function served.

Uses within this area include parks, passive and active recreation areas, ball fields, trails, and natural areas, as well as drainage and flood control structures such as detention or retention facilities, drainage swales, and floodplain areas.