

Rec'd by _____
Date: _____

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

IN RE: PLN-MAR-22-00012: WINTERWOOD INC.(AMD) - an amended petition for a zone map amendment from a Light Industrial (I-1) zone to a Commercial Center (B-6P) zone, for 10.113 net (11.692 gross) acres, for property located at 1510 Greendale Road and 2440 Innovation Drive (a portion of).

Having considered the above matter on **October 27, 2022**, at a Public Hearing, and having voted **7-2** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **DISAPPROVAL** of this matter for the following reasons:

1. The requested rezoning to Commercial Center (B-6P) is not in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. The proposal does not provide context sensitive development (Theme A, Goal #2b), as the proposed residential development is located in a primarily industrially zoned area, and directly adjoins an existing industrial use and active railroad line.
 - b. The proposal is not providing for safe interactions between neighborhoods (Theme A, Goal #3d), as the development is geographically isolated from other residential uses in the area, and connectivity between these uses is limited by narrow roadways, an existing railroad, and a lack of a comprehensive pedestrian facility network.
 - c. The proposal does not meet Comprehensive Plan Goals of reducing emissions and de-emphasizing single user vehicles (Theme B, Goal #2d), as the property's location and lack of meaningful connections will require their residents to utilize personal vehicles to reach neighborhood supportive uses and employers
2. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2018 Comprehensive Plan.
3. The existing I-1 zone remains appropriate for the following reasons:
 - a. The subject property is located in close proximity to several major freight corridors and Interstate-64 and Interstate-75.
 - b. The subject property is a large vacant tract of land suitable for industrial development.
 - c. The property abuts existing industrial uses to the east, and industrially zoned property to the north and west, as well as an active railroad line.

ATTEST: This 10th day of November, 2022.



Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-22-00048: SAMS & LARKIN PROPERTY (AMD), was indefinitely postponed by the Planning Commission on October 27, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by January 25, 2023.

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

OBJECTORS

- Brannan Lippert, 347 Oldham Ave.
- Robert Well, no address provided

OBJECTIONS

- Concerned with the noise pollution.
- Concerned about the spring next to the property and the runoff.

VOTES WERE AS FOLLOWS:

AYES: (7) Bell, de Movellan, Meyer, Michler, Penn, Pohl, and Worth

NAYS: (2) Davis and Forester

ABSENT: (2) Barksdale and Nicol

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **DISAPPROVAL** of **PLN-MAR-22-00012** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Report
Traffic Impact Study
Applicable excerpts of minutes of above meeting