

Rec'd by _____
Date: _____

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

IN RE: PLN-MAR-22-00014: WINTERWOOD INC. - a petition for a zone map amendment from a Two-Family Residential (R-2) zone to a High Density Apartment (R-4) zone, for 1.089 net (1.346 gross) acres, for property located at 530 East High Street. (Council District 3)

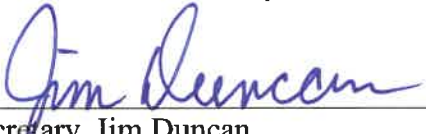
Having considered the above matter on **October 27, 2022**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The requested High Density Apartment (R-4) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The proposed development will infill underutilized land and redevelop a property that will include a mix of both affordable housing, religious services, and education (Theme A, Goal #2).
 - b. The proposed project will encourage expanding housing choices (Theme A, Goal #1) by including multi-family housing in an area that is primarily zoned for duplexes and single family detached dwelling units.
 - c. The proposed rezoning will provide a mix of uses, including multi-family residential, which will uphold the Urban Service Area concept by accommodating the demand for housing in Lexington responsibly, prioritizing higher-density residential (Theme A, Goal #1.b & d, Theme A, Goal #2.a, b, c & d, Theme A, Goal #3. a, b & d and Theme A, Goal #4.b).
 - d. The reuse of the building and the expansion associated with the proposed project will protect and enhance the cultural landscapes that gives Lexington-Fayette County its unique identity and image (Theme D, Goal #3) by restoring and redeveloping a historic structure in Lexington (Theme D, Goal#3.b).
 - e. The proposed redevelopment of the property and the adherence to the Historic Guidelines will allow for more contextually sensitive development (Theme A, Density Policy #2) that is established and integrated into the Aylesford neighborhood.
 - f. The proposed project will provide safe and desirable affordable housing to low income seniors within the Lexington community (Theme A, Goal #1.c; Theme A, Equity Policy #1; Theme A, Equity Policy #2), along a higher capacity roadway (Theme A, Density Policy #4), which currently includes safe pedestrian facilities and access to a variety of amenities (Theme B, Sustainability Policy #2, 3, & 4).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site creates a residential development and community facility that supports pedestrian mobility, deemphasizes the impact of parking, and provides activated and usable open space.
 - b. The proposed rezoning includes safe facilities for the potential users, through the integration of the site with the established pedestrian facilities along the property's frontages. The applicant also proposes providing parking behind and to the side of the church and multi-family dwelling

units and limits the amount of vehicular access points. The parking provided across Kentucky Avenue will be enhanced to limit the impact of the lot on the adjacent right-of-way. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.

- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage and reduce the impact of the built environment and impervious surfaces by providing green infrastructure and integrating new stormwater facilities.
3. This recommendation is made subject to approval and certification of PLN-MJDP-22-00056: Woodland Christian Church, Inc., 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 10th day of November, 2022.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-22-00056: Woodland Christian Church, Inc), was approved by the Planning Commission on October 27, 2022 and certified on November 10, 2022.

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

Note: A conditional use was approved to operate a place of religious assembly, by the Planning Commission on October 27, 2022.

Note: A parking variance was approved by the Planning Commission on October 27, 2022.

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

OBJECTORS

- Dr. David Feinberg, 520 E. Maxwell
- Brannan Lippert, 347 Oldham Ave.
- Chris McCoy, 524 E High Street
- Amy Clark, 628 Kastle Drive
- Scott Gleeson, no address

OBJECTIONS

- Concerned about requested parking variance.
- Concerned about existing homeless population & loitering on the site and traffic.
- Concerned about existing businesses and school that use the church's parking lot.
- Concerned about utilization of the parking lot rather than construction in current open space.
- Concerned that the applicant will not follow through with the proposed plan.

VOTES WERE AS FOLLOWS:

AYES: (8) Bell, de Movellan, Forester, Michler, Meyer, Penn, Pohl, and Worth
NAYS: (0)

ABSENT: (3) Barksdale, Davis, and Nicol.
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-22-00014 carried.

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

