

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-24-00018: TRANSY PROPERTY OWNERS, LLC** – a petition for a zone map amendment from a Neighborhood Business (B-1), Highway Service Business (B-3), Interchange Service Business (B-5P) and Mixed Low Density Residential (R-2) Zones to a Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3) & Medium Density Residential (R-4) Zones, for 12.49 net (20.09 gross) acres for properties located at 475 & 495 Haggard Lane and 450 Radcliffe Road. (Council District 1)

Having considered the above matter on **December 12, 2024**, at a Public Hearing, and having voted **10-0** 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 Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3), Medium Density Residential (R-4) zones are in agreement with the 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The proposal will address a need for housing and provide for a variety of housing choices (Theme A, Goal #1.d & 1.d; Theme E, Goal #1.d).
 - b. The proposal will increase the density of the area in a context-sensitive manner in an area available for infill and redevelopment (Theme A, Goal #2.a & 2.b).
 - c. The applicant's proposal includes opportunities for affordable and accessible housing options to meet the needs of Lexington's aging population (Theme A, Goal #1.c).
2. The justification and corollary development plan are in agreement with the policies of the 2045 Comprehensive Plan, for the following reasons:
 - a. The request responds to the context of the surrounding area, providing additional residential density and intensity (Design Policy #4; Density Policy #1 and #2).
 - b. The request will provide additional housing options for this area, which is predominately characterized by single family structures (Design Policy #8).
3. The justification and corollary development plan are in agreement with the development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The Low-Density residential component of the development is in agreement with the criteria for Land Use as it increases the density on-site (A-DN2-1), provides for new compact single-family housing types (A-DN4-1), and is oriented towards providing affordable housing options (C-L16-1). The proposed Medium Density residential component of the development is in agreement with the criteria for Land Use, as the request increases density (A-DN2-1), the applicant provided for significant levels of public input prior to the submission of the application (D-PL7-1), and provides for dedicated senior housing (D-SP9-1).
 - b. The Low-Density and Medium-Density residential components of the development are in agreement with the criteria for Transportation, Connectivity, and Walkability as the request expands upon the existing pedestrian infrastructure present on-site (A-DSI-2), and provides accessible routes to transit as well as providing connections to nearby parks and other complementary uses (A-DSI-2; A-DS4-1; D-CO2-1; D-CO2-2).
 - c. Both the proposed Low-Density and Medium-Density residential development are in agreement with the criteria for Environmental Sustainability and Resiliency, as the request does not impact

any environmentally sensitive areas (B-PR2-1), and improves the tree canopy present on-site (B-RE1-1).

- d. The proposed Low-Density and Medium-Density residential development is in agreement with the criteria for Site Design, as the development is in walking distance from a park (A-DS9-2), parking is located to the interior of the site (A-DS7-1), and the development provides accessible and delineated open spaces (A-EQ9-2).
- e. The proposed Low-Density Residential component meets the criteria for Building Form, as the building orientation maximizes connections with the street (A-DS5-3). The proposed Medium-Density Residential component meets the criteria for Building Form, as the buildings are primarily oriented towards the street and result in a pedestrian-friendly atmosphere (A-DS5-3), comply with the Multifamily Design Standards (A-DS3-1), and do not result in development that is out of scale with the general vicinity (A-DN2-2).

- 4. The recommendation is made subject to approval and certification of PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY & KOPPIUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS) 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 3rd day of January 2025.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

KRS 100.211(7) requires that the Council take action on this request by March 12, 2025

Note: The corollary development plan, **PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY & KOPPIUS & HART PROPERTY)(TRANSY HAGGARD APARTMENTS)** was approved by the Planning Commission on December 12, 2024 and certified on December 23, 2024.

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

OBJECTORS

- Rolanda Woolfork, Lexington Historical Black Neighborhood Association Council
- Jose Socarras Ramosa
- Laine Brown

OBJECTIONS

- Voiced opposition and asserted that the neighborhood had been left out of important conversations and the garden style apartments were compatible with the neighborhood.
- Voiced opposition to the development because of the increased traffic and their desire to keep the neighborhood exclusively in the R-2 zone.
- Stated opposition because he wanted the houses to look like the other houses in the neighborhood and was concerned about the length of the alley.

- Lewis Boggess
- Frank Greene
- Rachel Sloane
- Joni Hollon
- Dan Wooten
- Michelle Hutchinson, President of the Marlboro Radcliffe Neighborhood Association
- Timothy Mitchell, 284 Radcliffe Road
- Lori Beaton
- Greg Widener
- Steven Harris
- Vivian Walker
- Gene Widener
- Anthony Brooks
- Stated that he was not opposed to the houses, just the three and four-story apartment buildings and would prefer the development be exclusively owner occupied houses in the R-2 zone.
- Stated concern about the width of the alleyway. He stated that the 20 foot dimension was technically enough, it would be difficult for any safety vehicle to operate safely.
- Stated that she was not against the development, but felt like the neighborhood had not been listened. She stated she thought this was “micro scale gentrification.”
- Stated opposition because the developer did not listen to the neighborhood’s wishes to make sure the development was all single family homes. She expressed concern that the new development would increase property taxes and house insurance payments
- Stated opposition because of his concerns with traffic, the safety of pedestrians on Haggard Lane, and decreased property values.
- Stated opposition because she felt like the developers had not been honest with the neighborhood and their desire to have single-family homes only.
- Stated opposition because of the increase in traffic and repeated the neighborhood’s desire to keep the houses single family homes.
- Stated that she was not against developing this space, but wanted keep the entire property single family homes and stated her concerns about the increased traffic.
- Stated opposition to the development citing concerns with the amount of on-street parking.
- Stated opposition because of the stormwater runoff and potential flooding that this development could bring to the existing neighborhood.
- Stated concern about potential renters occupying the area.
- Stated that she was concerned with the entrance across from Benton Road and the potential cut through traffic this could cause.
- Stated concerns with traffic and urged the Planning Commission to think of the history of Lexington when voting on this development.

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, Johnathon Davis, Zach Davis, Forester, Michler, Owens,
Penn, Pohl, Wilson, and Worth
NAYS: (0)
ABSENT: (1) Nicol
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00018** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Reports
Applicable excerpts of minutes of above meeting