

1. ANDERSON ANDOVER COUNTRY CLUB, LLC MAP AMENDMENT REQUEST AND LOCHMERE TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC (4/23/26)*** – a petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone for 0.368 net (0.397 gross) acres for property located at 3433 Country Club Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing the Neighborhood Business zone to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility. The request would result in the addition of twenty-six (26) new parking spaces.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval for the following reasons:

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The addition of the parking will help ensure the continued viability of a neighborhood amenity and gathering point (Theme A, Goal 3.d).
 - b. The proposal will ensure that the site remains accessible by various transportation modes (Theme A, Goal #3.b).
 - c. The proposal can be constructed with minimal environmental impact (Theme A, Goal #3.c).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The site has multi-modal access (Design Policy #4, #5 and #7).
 - b. The project invests in an existing neighborhood (Design Policy #10).
 - c. The proposed parking expansion increases access to neighborhood amenities (Livability Policy #6).
3. The requested Neighborhood Business (B-1) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use, as the request expands the ability to accommodate vehicular traffic for local residents (A-DS12-1 and E-ST8-2), and does not detract from the existing pedestrian facilities on-site (A-DN3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the development retains the connectivity with the existing neighborhood and planned townhome development (A-DS4-1), and utilizes shared parking among the three businesses located on the adjacent property (C-PS10-1).
 - c. These proposed rezoning meets the criteria of Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).
 - d. The proposal addresses the criteria for Site Design as the businesses located on the adjacent property provide amenities within neighborhood focused open spaces (A-DS9-1), and the request does not result in over-parking (C-PS10-2).
 - e. The proposed rezoning meets the criteria for Building Form, as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

4. This recommendation is made subject to approval and certification of PLN-MJDP-26-00015: LOCHMERE, TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

Staff Presentation – Mr. Jeremy Young oriented the Commission with the area of the proposed zone change and the surrounding properties. He used aerial imagery from 2023 and 2026 to show the progression of the property and how it had been developed over the last three years. He indicated the applicant planned to build townhomes on the property and is requesting to expand an existing parking lot that is accessory to a restaurant, banquet facility, and athletic facility. He stated that the proposed development met the goals of the 2045 Comprehensive Plan.

He noted that the staff's recommendation was **Approval** and offered to answer questions from the Commission.

- b. **PLN-MJDP-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER GOLF COURSE)** (5/3/26)* – located at 3433 COUNTRY CLUB DRIVE, LEXINGTON, KY
Council District: 7
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a new parking area, and a revised townhome and circulation layout, in support of the requested zone change from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (ZO Art. 21(b)(3)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Upload Open Space exhibit to Accela and include the open space requirements in the site statistics as a percentage. (Open Space)
4. Denote and label height of canopy. (ZO Art. 21-6(a)(8)) (Planning)
5. Addition of addresses for all properties. (ZO Art. 21-6(a)(14)) (Planning)
6. Addition of building line. (ZO Art. 21-6(a)(14)) (Planning)
7. Addition of missing information from previous plan. ((ZO Art. 21-6(a)(5)) (Planning)
8. Complete details in site statistics box. (ZO Art. 21-6(a)(13)) (Planning)
9. Addition of note on street cross-section B-B from previous plan, "No parking on street except as noted for mailbox," and label landscape median. (ZO Art. 21-6(a)(6)) (Planning)
10. Resolve any easement conflicts prior to obtaining a building permit. (SS&PS Manual 6.9.2) (Engineering)
11. Provide a turn-around greater than 150'. (Fire)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for assignment of address(es)/suite numbers. (Addressing)
3. Is the pond a standalone or does it connect to a blueline stream? (Environmental)
4. Discuss turnaround for new parking. (Fire)
5. Discuss loss of turnaround on Country Club Drive and loss of dumpster. ((ZO Art. 21-6(a)(6)) (Planning)
6. Discuss easement conflicts for homes on Country Club Drive. (ZO Art. 21-6(a)(10)) (Planning)
7. Discuss plan expiration. (Signed 6/3/20) (Planning)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of open space and vegetative areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Note: Ms. M. Davis entered the meeting at 1:45 pm.

Staff Presentation – Ms. Cheryl Gallt referenced the revised development plan to orient the Commission with the layout of the proposed development and the updated list of conditions.

She shared the location of the parking lot in which the applicant was requesting a zone change for and indicated where the developers would add a turn-around for emergency vehicles within the townhome section of the property.

Ms. Gallt presented a revised staff report which included the following requirements and conditions:

Requirements Not Met:

1. Upload Open Space exhibit to Accela and include the open space requirements in the site statistics as a percentage. (Open Space)
2. Resolve any easement conflicts prior to obtaining a building permit. (SS&PS Manual 6.9.2) (Engineering)
3. Provide a turn-around greater than 150' to the approval of the Division of Fire.

Waiver(s) Necessary – None at this time.

Design Considerations

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for assignment of address(es)/suite numbers. (Addressing)
3. Is the pond a standalone or does it connect to a blueline stream? (Environmental)
4. Discuss turnaround for new parking. (Fire)
5. Discuss loss of turnaround on Country Club Drive and loss of dumpster. ((ZO Art. 21-6(a)(6)) (Planning))
6. Discuss easement conflicts for homes on Country Club Drive. (ZO Art. 21-6(a)(10)) (Planning)
7. Discuss plan expiration. (Signed 6/3/20) (Planning)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

The Staff Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of open space and vegetative areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Ms. Gallt concluded by stating that the staff recommends approval of the preliminary development plan. She offered to answer any questions from the Planning Commission.

Applicant Presentation – Attorney Dick Murphy reminded the Commission that in 2019 the Anderson Andover Property was part of a successful zone change, becoming the home of Carson’s restaurant and their connected event space. He stated that due to that success, they are now seeking expansion through town homes and additional parking for the restaurant.

Mr. Murphy requested that item #3 under the requirements not met section of the revised staff report be amended to extend to the approval of the final development plan to allow more time for the developers to achieve this goal. He clarified that this extension would provide a safe time frame for the adjustment.

Action – Mr. Forester made a motion, seconded by Mr. Nicol, and carried 9-0 (Wilson and J. Davis absent), to approve **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC** for the reasons given by staff.

Staff Comments – Ms. Gallt suggested that any change to the conditions, specifically item #3, be included in the motion.

Action – Mr. Forester made a motion, seconded by Mr. Nicol, and carried 9-0 (Wilson and J. Davis absent), to approve **PLN-MJDP-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER GOLF COURSE)**, with the revised conditions presented by staff, modifying item #3 under requirements not met to read: Denote: Approval of turn-around by the Division of Fire at the time of approval of the final development plan.

2. BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH MAP AMENDMENT REQUEST AND CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT DEVELOPMENT PLAN

- a. **PLN-MAR-26-00006: BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH (4/23/26)*** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone for 5.45 net (5.59 gross) acres for property located at 3000 Clays Mill Road. In addition to the rezoning request, the applicant is requesting a conditional use permit for a place of religious assembly and childcare center accessory to a place of religious assembly and a variance to reduce the landscape and buffer from 8 feet to 1.7 feet.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is proposing the rezoning of the subject property to convert a portion of an existing structure into 5 apartment units.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval** for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan’s Goals and Objectives, for the following reasons:
 - a. The addition of residential units will help meet housing demand (Theme A, Goal #1.c).
 - b. The proposal will expand housing variety and choice (Theme A, Goal #1.b).
 - c. The proposal will result in minimal environmental impact (Theme A, Goal #3.c).
 - d. The request will increase the utility of an underutilized parcel (Theme A, Goal #2.a and Goal #2.d).

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.