

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-19-00001: CLOVER COMMUNITIES (AMD)** – an amended petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 8.332 net (8.385 gross) acres, for property located at 3330 Todds Road (a portion of). (Council District 7)

Having considered the above matter on **April 25, 2019**, at a Public Hearing, and having voted **8-1** 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 meets the 2013 Comprehensive Plan by:
 - a. Expanding housing choices to address all residents of Lexington/Fayette County;
 - b. Planning for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents by providing senior apartments;
 - c. Supports infill and redevelopment throughout the Urban Service Area boundary by developing housing units on a parcel that is currently underutilized, and;
 - d. Uphold the Urban Service Area boundary by utilizing area for development that is undeveloped within the Urban Service Area boundary.
2. This recommendation is made subject to approval and certification of the applicable portion of **PLN-MJDP-19-00002: BAPTIST CHURCH OF ANDOVER (CLOVER SENIOR LIVING CENTER)**, prior to being forwarded to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 23rd day of May, 2019.



Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-19-00002: BAPTIST CHURCH OF ANDOVER (CLOVER SENIOR LIVING CENTER)** was approved by the Planning Commission on April 25, 2019 and certified on May 9, 2019.

K.R.S. 100.211(7) requires that the Council take action on this request by July 24, 2019.

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

OBJECTORS

- Edwin Gibson, 713 Broadmoor Place, representing the Andover Neighborhood Association, the Golf Townhomes of Andover Homeowners Association, and the Reserve at Andover Residential Homeowners Association
- Irvin Hurst, 3406 Country Club Drive, representing the Andover Club Villas
- Julie Lewis, 537 Huntersknoll Place
- Carri Lyda, 797 Andover Village Drive
- Thomas Gadd, 937 Andover Woods Lane
- Jim Sutton, 3520 Hunters Green Way

OBJECTIONS

- Concerned about the difference of the existing homes in the adjacent communities and their property values, noise and light pollution.
- Concerned about the height and scale of the proposed development, as well as access to Todds Road.
- Concerned about the difference in character of their neighborhood and increased traffic.
- Concerned about the light pollution since this site is located on top of a hill.
- Concerned about the noise and light pollution and safety in the neighborhood.
- Concerned about the height of this development the light pollution and increased traffic.

VOTES WERE AS FOLLOWS:

AYES: (8) Bell, Berkley, Forester, Mundy, Nicol, Owens, Penn, and Wilson

NAYS: (1) Plumlee

ABSENT: (2) Brewer and Pohl

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00001 (AMD)** carried.

Enclosures: Amended Application
 Plat
 Staff Report
 Applicable excerpts of minutes of above meeting