

Rec'd by _____
Date: _____

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

IN RE: PLN-MAR-22-000027: LIBERTY PARK DEVELOPMENT LLC – a petition for a zone map amendment from a Single Family Residential (R-1D) zone, to a Planned Neighborhood Residential (R-3) zone, for 0.97 net (1.15 gross) acres, for property located at 2819 Liberty Road. (Council District 6)

Having considered the above matter on **January 26, 2023**, 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. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. The request supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Goal#1.c) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.
 - b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encouraging safe social interactions by providing safe pedestrian connectivity to both Liberty Road and the Liberty Trail (Theme A, Goal#1.b and Design Policy #1).
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 development reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Liberty Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Liberty Trail, as well as the existing pedestrian network along Liberty Road.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will as the proposal works with the existing landscape and has no impact on environmentally sensitive areas
3. This recommendation is made subject to approval and certification of PLN-MJDP-22-00080: Rose H Brigden & Mark McClure Property: Tract A prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-22-00080: ROSE H. BRIGDEN & MARK MCCLURE PROPERTY, TRACT A was approved by the Planning Commission on January 26, 2023 and was certified on February 9, 2023.

K.R.S. 100.211(7) requires that the Council take action on this request by May 26, 2023.

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

OBJECTORS

- None

OBJECTIONS

None

VOTES WERE AS FOLLOWS:

AYES:	(8)	Barksdale, Davis, de Movellan, Forester, Meyer, Michler, Penn, and Worth
NAYS:	(0)	
ABSENT:	(3)	Bell, Nicol, and Pohl
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-22-00027** carried.

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