

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-23-00017: RED DRAW DEVELOPMENT, LLC - a petition for a zone map amendment from a Single Family Residential (R-1B) zone and Planned Neighborhood Residential (R-3) zone, to a Medium Density Residential (R-4) zone, for 7.556 net (8.197 gross) acres for property located at 2156, 2176, and 2184 Liberty Road. (Council District 6)

Having considered the above matter on **October 26, 2023**, 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. Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning encourages the expansion of housing choices by providing for higher density residential development in an area characterized by detached and attached single-family residential uses (Theme A, Goal #1.b and c).
 - b. By developing an underutilized parcel of land within the Urban Service Area, the proposal supports goals relating to redevelopment and strategic growth (Theme A, Goal #2.a; Theme E Goal #1.e).
 - c. The proposal provides for safe social interactions by providing connections to development along Paradise Lane to the rear, as well as providing a sidewalk connection to the crossing at Liberty road (Theme A, Goal#3.b).
2. The proposal is in agreement with the Policies of the 2018 Comprehensive Plan for the following reasons:
 - a. The request provides sidewalk connections to the Liberty Road and Fortune Drive intersection, and the nearby transit stop along Fortune Drive (Theme A, Design Policies #1, 2, and 5).
 - b. The request complies with the requirements for the Multi-Family Design Standards (Theme A, Design Policy #3).
 - c. The development orients parking to the interior of the development (Theme A, Design Policy #7).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the proposal intensifies an underutilized property, demonstrates compliance with the requirements of the Multi-Family Design Standards, provides for new connections to adjoining development, and orients the parking to the interior of the development.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for interior pedestrian circulation, provides new connections to Paradise Lane, and provides direct access to transit via a sidewalk to Liberty Road and Fortune Drive.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the request does not impact any environmentally sensitive areas, and will increase the tree canopy present on site.
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION 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 22nd day of November, 2023.

Jim Duncan by Traci Wade
Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 24, 2024

Note: The corollary development plan, PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION, was approved by the Planning Commission on October 26th, 2023 and certified on November 2, 2023.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Jihad Hallany, engineer.**

OBJECTORS

- Patricia Bishir

OBJECTIONS

- Concerned with traffic congestion and maintaining seclusion in the Wilderness Road and Paradise Lane area.

VOTES WERE AS FOLLOWS:

AYES: (10) Forester, Davis, Wilson, Barksdale, Michler, Pohl, Owens Meyer, Judy, and Nicol
NAYS: (0)
ABSENT: (0)
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00017** carried.

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