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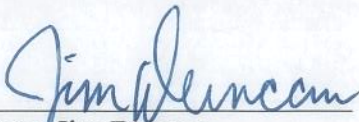
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2015-27: ANDERSON BRIDGEWATER, LLC** – petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone to an Expansion Area Residential-3 (EAR-3) zone, for 12.32 net (12.51 gross) acres, for property located at 425 Chilesburg Road. (Council District 7)

Having considered the above matter on **April 28, 2016**, at a Public Hearing, and having voted **6-5** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **DISAPPROVAL** of this matter for the following reasons:

1. The proposed rezoning to an Expansion Area Residential-3 (EAR-3) zone is not in agreement with the Expansion Area Master Plan (for Expansion Area 2C), which is an element of the adopted 2013 Comprehensive Plan. High-density residential development was not envisioned for land that adjoined the Urban Service Area boundary at that time (including the subject property), in order to respect the established residential neighborhoods, such as Andover Hills.
2. An adequate transition between land uses, specifically Andover Hills subdivision and the future Tucker Property development, has not been established to create a well-designed community as recommended by Theme A, Goal #3 of the 2013 Comprehensive Plan.
3. Chilesburg Road, an existing two-lane rural roadway, has been designated by the Expansion Area Master Plan and the Zoning Ordinance as a Rural Scenic Roadway, which is not to be improved. The existing roadway is inadequate to handle the proposed increase in residential density and traffic generation at this location.
4. The proposed development does not meet the Complete Streets concept, which includes the design and use of the right-of-way for cars, bicycles and pedestrians, as recommended by Theme D, Goal #1a. of the 2013 Comprehensive Plan, nor does it meet the Community Design Element of the Expansion Area Master Plan.
5. The site is proposed to have only one way in and one way out, and no stub streets into the adjoining Tucker Property for 138 dwelling units, which does not adequately meet the public safety and access needs of Fayette County citizens.
6. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would support an EAR-3 zone for the subject property.

ATTEST: This 13th day of May, 2016.


Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2015-118: ANDERSON 2 SUBDIVISION (AMD), was indefinitely postponed by the Planning Commission on April 28, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by July 27, 2016.

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

OBJECTORS

- Tim Sayers, 3660 Horsemint Trail
- Nathan Billings, attorney representing Still Meadow neighborhood and nearby residents
- Kif Skidmore, 3756 Park Ridge Lane
- Sean Cunningham, 3777 Ridge View Way
- Anushka Karkelanova, 3760 Park Ridge Lane
- Carri Lyda Lucier, 797 Andover Village Drive
- Ryan Finnell, president of the Andover Neighborhood Association board of directors
- Hank Vincent, Andover Hills resident
- John Buckner, 3664 Horsemint Trail
- Steve Wilson, 3676 Horsemint Trail
- John Palma, 477 Andover Creek
- Laura Bissett, 3773 Ridge View Way

OBJECTIONS

- He is concerned about increased traffic in the area, since his son suffered serious injuries in a bicycle accident in the neighborhood.
- Residents have various concerns about the proposed development, including: density; the appropriateness of the proposed EAR-3 zone for the existing neighborhood; increased traffic; possible negative impact on Jacobson Park; and the setting of precedent that might allow other properties to be rezoned from EAR-1 to EAR-3.
- She is concerned about multi-family development near her home, since she was assured that the area would be developed as single-family only.
- He believes that the configuration of the proposed development will cause issues with stormwater runoff, traffic safety, and fire prevention.
- She is concerned about the proposed development because her house is the nearest to the subject property and she does not want to see apartments from her front windows.
- She believes that traffic from the proposed development could create safety issues on Chilesburg Road, which has pedestrian traffic.
- Residents of his neighborhood are concerned that the proposed development will contribute to increased traffic and school overcrowding, because the density is too high for the existing neighborhood.
- He believes that traffic from the proposed development will have a negative impact on the existing neighborhood.
- He is concerned that traffic from the proposed development will create a safety hazard, endangering children such as his grandson, who bikes in the area.
- He does not believe that Chilesburg Road can support the additional traffic from the proposed development.
- He is concerned about additional traffic from the proposed development.
- She does not want the proposed development to connect to Ridge View Way, which she believes is too congested to support additional traffic.

VOTES WERE AS FOLLOWS:

AYES: (6) Brewer, Owens, Penn, Plumlee, Smith, Wilson

NAYS: (5) Berkley, Cravens, Drake, Mundy, Richardson,

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **DISAPPROVAL** of **MAR 2015-27** carried.

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