

Rec'd by _____

Date: _____

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

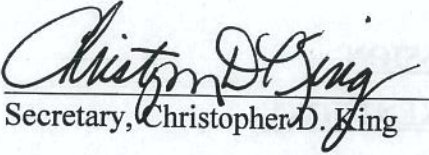
IN RE: MAR 2014-14: ANDOVER TOWNHOUSE PARTNERS, PLLC, c/o DOUG CHARLES – petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 3.66 net (4.54 gross) acres, for property located at 3400 Todds Road. (Council District 7)

Having considered the above matter on **August 28, 2014**, at a Public Hearing, and having voted **9-1** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested High Density Apartment (R-4) zone is found to be in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.). The petitioner proposes a townhouse style development of 20 dwelling units, which creates a variety of housing types in the immediate area that complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Services Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to increase the density of this portion of the Williams Property, from less than one unit per acre to 5.46 dwelling units per acre.
 - c. The Goals and Objectives recommend providing well-designed neighborhoods that are connected for all modes of transportation (Theme A, Goal #3, Obj. b.), and working to achieve an effective and comprehensive transportation system for the community (Theme D, Goal #1). With some slight modifications to the petitioner's development plan, these goals can also be met by the petitioner if the stub street, Andover Green, is utilized rather than providing access to Todds Road.
 - d. Chapter 3 of the Comprehensive Plan (Growing Successful Neighborhoods) emphasizes the importance of safe, secure, well-designed neighborhoods that create a sense of place and identity, which can occur with the incorporation of the subject property into the Andover neighborhood.
2. This recommendation is made subject to approval and certification of ZDP 2014-66: Williams Property (Lot 1), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the subject property shall be restricted via the following conditional zoning restriction:
 - a. The use of the subject property shall be limited to single-family detached, single-family attached (townhouse) or duplex dwelling units.

The restriction is appropriate in that it has been offered by the applicant.

ATTEST: This 12th day of September.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-66: Williams Property (Lot 1), was approved by the Planning Commission on August 28, 2014, and certified on September 11, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by November 26, 2014.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Rory Kahly, landscape architect.**

OBJECTORS

- Ryan Gold, 945 Andover Woods Lane
- Elmer Craig, 3516 Hunters Green Way
- James Sutton, 3520 Hunters Green Way
- Clay Waller, 936 Andover Green
- Scott Martin, 928 Andover Green

OBJECTIONS

- He is concerned about additional traffic from the proposed development and his children's safety.
- He is concerned about traffic and the proposed higher-density zoning.
- He is opposed to the proposed R-4 zoning because he understands its possible ramifications.
- He believes that the subject property should be developed with single-family homes comparable to those in the existing neighborhood.
- He is concerned that the proposed R-4 zoning would allow the development of apartments on the subject property.

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, and Smith

NAYS: (1) Brewer

ABSENT: (1) Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2014-14 carried.

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