

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-24-00002: ANTHONY HUMPHRESS – a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.458 net (0.600 gross) acres for property located at 800 and 802 Golfview Drive. (Council District 11)

Having considered the above matter on **April 25, 2024**, 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. The proposed Townhouse Residential (R-1T) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will increase the residential density of the area, and introduce a new housing type in an area predominantly characterized with single-family detached development (Theme A, Goal #1.b; Theme A, Goal #2.b).
 - b. The proposal creates a better connected development that will encourage safe social interactions by providing sidewalks and orienting the structures toward the roadway on Golfview Drive (Theme A, Goal #3.c).
 - c. By retaining greenspace and limiting development to the rear of the sites, the request minimizes the disruption of natural features (Theme A, Goal #3.c).
 - d. The request minimizes impervious surface near the floodplain in an attempt to mitigate the impact of extreme weather events (Theme B, Goal #2.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request replaces the existing garages with dwelling units, enhancing the streetscape and creating a more walkable environment (Theme A, Design Policy #5).
 - b. The request will provide additional variety in housing choice (Theme A, Design Policy #8), that will increase the density of the area in a context-sensitive manner (Theme A, Density Policy #2).
 - c. The proposal improves the pedestrian system within the neighborhood by adding sidewalk facilities to the Golfview road frontage (Theme A, Design Policy #1).
 - d. The request respects the surrounding natural context by eliminating the rear vehicular use areas and dumpster within the floodplain (Theme A, Design Policy #4; Theme B, Protection Policy #2; Theme B, Sustainability Policy #4).
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 Land Use, as the request increases density by increasing the number of dwelling units present on the property (A-DN2-1), while providing for a more compact single family attached housing type (A-DN4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development provides sidewalk facilities that are not currently present (D-CO2-1), connects to the larger pedestrian network within the Golfview neighborhood (A-DS4-1), and uses the townhomes to reinforce the streetscape (A-DS5-2). Additional sidewalk improvements along Garrison Avenue will also benefit the site and meet the Subdivision Regulations.

- c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), provides greenspace buffer around the floodplain (B-RE5-3), and minimizes the amount of impervious surface on-site (B-SU4-1).
 - d. The request meets the requirements for Site Design, as it provides for clearly delineated private open space for each individual unit (A-EQ9-2), and increases connectivity by expanding the sidewalk network (A-EQ9-2).
 - e. The request meets the criteria for Building Form, as the orientation of the structures maximizes connections to the surrounding area (A-DS5-3), and provides variety from the single-family detached residential development that characterizes this portion of Golfview Drive (A-DS8-1).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00003: Kidwell & Otis Property (Golf View Estates) 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 31st day of May, 2024.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

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

Note: The corollary development plan, PLN-MJDP-24-00003: Kidwell & Otis Property (Golf View Estates) was approved by the Planning Commission on April 25, 2024 and certified on May 13th, 2024.

Note: A dimensional variance was approved by the Planning Commission on April 25, 2024.

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)	Forester, Nicol, Meyer, Barksdale, Worth, Zach Davis, Wilson, Michler,
NAYS:	(0)	
ABSENT:	(3)	Owens, Pohl, and Johnathon Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-24-00002** carried.

Enclosures:

Application

Justification

Legal Description

Plat

Development Snapshot

Staff Reports

Applicable excerpts of minutes of above meeting

