

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

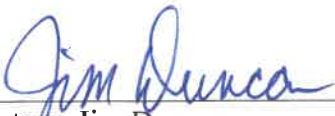
IN RE: **PLN-MAR-22-00005: COWGILL DEVELOPMENT, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 14.773 net (15.519 gross) acres, for property located at 4630 Old Schoolhouse Lane. (Council District 9)

Having considered the above matter on **April 28, 2022**, at a Public Hearing, and having voted **9-0** 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will allow for the development of a vacant and underutilized property located within the Urban Service Area for a residential use (Theme E, Goal #1.d and #1.e).
 - b. The proposed rezoning will support infill and redevelopment (Theme A, Goal #2), by establishing a single family residential area within context of the surrounding development and tying into the established roadway and trail networks (Theme A, Goal#2.b; Theme D, Goal#1.a).
 - c. The proposed development will respect the design features of the area, while providing varied housing choices with the proposed lot layout, which differs slightly from the general area, but retains a similar lot size (Theme A, Goal #1.c; Theme A, Goal #3.a).
 - d. The proposed development will connect with the greenway and nearby park system to provide a safe and well-designed pedestrian and bike system (Theme A, Goal #3.b) and will not impact the floodplain area (Theme B, Goal #3.b).
 - e. The proposed rezoning will uphold the Urban Service Area preservation strategy by providing an appropriate and sustainable development of a long-underutilized parcel (Theme E, Goal #1.b).
2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed project will connect to the future trail network through a dedicated 15-foot easement, integrating pedestrian and bicycle access to established open space amenities within close proximity for residents (Design Policy #9 and #10).
 - b. The proposed project will provide a connected street system that will enhance emergency service accessibility while creating inviting streetscapes (Design Policy #2).
 - c. The proposed rezoning is sensitive to the surrounding context of the adjacent neighborhoods, as it is proposing a similar built form as the adjacent developments (Design Policy #4).
3. 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 will provide additional single-family residential dwelling units in a manner that is safe and pedestrian oriented.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the development will connect with the established roadway and future trail network.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will respect the environmentally sensitive area, and will provide street tree canopy coverage.

4. This recommendation is made subject to approval and certification of PLN-MJSUB-22-00001: Margaret W. Camic Property (W.E. Savage Property), 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 13th day of May, 2022.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJSUB-22-00001: Margaret W. Camic Property (W.E. Savage Property), as was approved by the Planning Commission on April 28, 2022 and certified on May 12, 2022.

Note: A conditional use was approved to allow an assisted living facility, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by July 27, 2022.

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

OBJECTORS

- Mark Amann, president of Dogwood Trace Neighborhood Association.
- Mike Crocetti, 4785 Rhema Way.
- Bennett Clark, 2441 La Cross Court.
- Jann Geddes, 4764 Rhema Way.
- Kim Crocetti, 4785 Rhema Way.
- Gayle Page, 4761 Rhema Way.
- Karen Springate, 4760 Rhema Way.
- Jim Geddes, 4764 Rhema Way.
- Reece Stagnolia, 2436 La Cross Court.
- Dan Danford, 4709 Scenic View Road.
- David Kolpek, 2408 Doubletree Court.
- Keith Messinger, 2460 English Station Drive
- Tom Connolly

OBJECTIONS

- Presented alternative plan on neighborhood requests.
- Focus on overall goals of the Comprehensive Plan.
- Stated larger lot sizes and frontage were more contextually sensitive.
- Conveyed concern over flooding.
- More access to greenways.
- Consider the alternative plan.
- The community does not feel heard.
- Wants a few tweaks to enhance the plan.
- Wants more attractive trees.
- Opined that this development plan is premature
- Stated that the alternative plan makes sense.
- Concerned about neighborhood density.
- Requested more communication with English Station residents.

VOTES WERE AS FOLLOWS:

AYES: (8) Davis, Forester, Meyer, Michler, Penn, Pohl, Nicol, and Worth

NAYS: (0)

ABSENT: (2) Bell and de Movellan

ABSTAINED: (1) Barksdale

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00005** carried.

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