

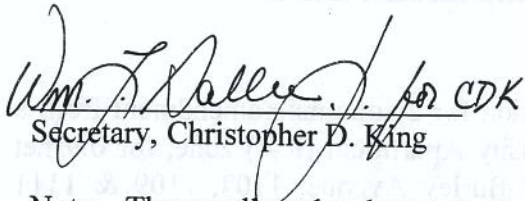
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MARV 2014-8: BURLEY PARTNERS, LLC** – petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 0.9 net (1.1 gross) acres, for property located at 201 & 205 Burley Avenue; 1107, 1109 & 1111 Stillwell Avenue. Dimensional variances are also requested with this application. (Council District 3)

Having considered the above matter on **April 24, 2014**, 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 reason:

1. The requested High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The Goals and Objectives recommend expanding housing choices within the community. This development will provide two types of housing on the subject property, with single-family residences remaining in the immediate vicinity (Theme A, Goal 1).
 - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy for community growth (Theme A, Goal 2 and Theme E, Goal 1b). The applicant is proposing to add 14 dwelling units, at a density of 15.55 dwelling units per acre, where only one residence now exists. The proposed density is more compatible with the current redevelopment trend in this neighborhood.
 - c. The Goals and Objectives support improving a desirable community by working to achieve an effective and comprehensive transportation system (Theme D, Goal 1). The proposed development can provide pedestrian connections and street improvements in a neighborhood with a higher than average number of pedestrians and students.
 - d. *Chapter 7* of the 2013 Plan also addresses specific recommendations for Infill and Redevelopment within Lexington-Fayette County, including consideration of multi-modal transportation and open space (pg. 101), and respecting the context and character of a neighborhood (pg. 102). In designing the redevelopment, the applicant has attempted to respect the scale and character of the neighborhood by proposing primary entrances along the street, and buildings with a maximum of two stories and sloped roofs to address the goal of well-designed neighborhoods and communities (Theme A, Goal 3).
 - e. The Goals and Objectives of the 2013 Comprehensive Plan are supported by the applicant's requested rezoning, and the requested R-4 zone is compatible with the adjacent zoning to both the northwest (Riddell Plaza) and the east (Lynn Grove Addition).
2. This recommendation is made subject to approval and certification of **ZDP 2014-29: Lynn Grove Addition, Lots 8-17 (Burley Condominiums)**, 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 9th day of May, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2014-29: Lynn Grove Addition, Lots 8-17 (Burley Condominiums), was approved by the Planning Commission on April 24, 2014, and certified on May 8, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by July 23, 2014.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Cravens, Mundy, Owens, Penn, Plumlee, Smith, and Wilson

NAYS: (0)

ABSENT: (3) Blanton, Brewer, Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MARV 2014-8** carried.

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