

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

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

IN RE: **PLN-MAR-18-00016: LEES 2826, LLC** - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone, for 12.58 net (13.83 gross) acres, for property located at 2826 Leestown Road. (Council District 2)

Having considered the above matter on **September 27, 2018**, 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
  - a. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans prioritize a mix of housing types and densities (Theme A, Goal #1), and recommend supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2, and Theme E, Goal #1).
  - b. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans encourage maximizing development on vacant land within the Urban Service Area and promoting use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.).
  - c. The proposed density increase will allow for a dwelling unit that is affordable and complements the existing pattern of development within the Sebastian Property. This proposed development will be compatible with the existing variety of housing, which will respect the context and design features of the area (Theme A, Goal #3.a.).
  - d. corollary development plan provides street connections to complete the network within the McConnell's Trace neighborhood and will provide direct pedestrian access to Leestown Road in support of Theme D, Goal #1.a. This objective recommends support for the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00064: Sebastian, Unit 3 (AMD)**, 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 15<sup>th</sup> day of October, 2018.

  
Secretary, Jim Duncan

**WILLIAM WILSON**  
CHAIR

**Note:** The corollary development plan, **PLN-MJDP-18-00064: SEBASTIAN PROPERTY, UNIT 3 (AMD)** was approved by the Planning Commission on September 27, 2018 and certified on October 11, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by December 26, 2018.

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) Bell, Berkley, Forester, Mundy, Nichol, Owens, Penn, and Wilson

NAYS: (0)

ABSENT: (2) Brewer and Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00016** carried.

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