

Rec'd by _____

Date: _____

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

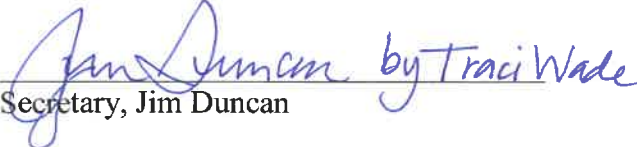
IN RE: **PLN-MAR-22-00025: COWGILL DEVELOPMENT, LLC** - a petition for a zone map amendment from a Neighborhood Business (B-1) zone, to a High Rise Apartment (R-5) zone, for 2.29 net (2.52 gross) acres, for property located at 340 Legion Drive. (Council District 10)

Having considered the above matter on **January 26, 2023**, 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 requested High Rise Apartment (R-5) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The proposed development will accommodate the growing demand for housing in Lexington by seeking a high density residential building in a way that is respectful of the existing neighborhood's character and intensity (Theme A, Goal #1.b; Theme A, Goal #2.b).
 - b. The proposed development will provide a well-designed neighborhood (Theme A, Goal #3) by designing the property to fit in the existing neighborhood and including activated entrances that improve pedestrian accessibility and neighborhood interaction in a safe and attractive manner (Theme A, Goal #3.a & b).
 - c. The proposed development will work to achieve an effective and comprehensive transportation system (Theme D, Goal #1) by making the property accessible to pedestrians, public transit, and commuters (Theme D, Goal 1.a & b).
2. 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. The site has been designed to emphasize connections to the existing development, minimize the visual impact of the provided parking areas, and reinforce the streetscape at along Legion Drive. This request is also in agreement with the Multi-family Design Standards, as it provides a pedestrian-oriented design and complements the established residential development, while increasing intensity as Legion Drive extends towards the South Broadway corridor.
 - b. The proposed rezoning includes safe facilities for the potential users, through the integration of the site with the established pedestrian facilities along the property's frontages. The applicant also proposes providing parking behind and to the side of the church and multi-family dwelling units and limits the amount of vehicular access points. The parking provided across Kentucky Avenue will be enhanced to limit the impact of the lot on the adjacent right-of-way. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage and reduce the impact of the built environment and impervious surfaces by providing green infrastructure and integrating new stormwater facilities.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00077: Candia Corp (Legion Drive Apartments)**, 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 24th day of February, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-22-00077: CANDIA CORPORATION (LEGION DRIVE APARTMENTS) was approved by the Planning Commission on January 26, 2023 and certified on February 9, 2023.

K.R.S. 100.211(7) requires that the Council take action on this request by May 26, 2023.

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

OBJECTORS

- None

OBJECTIONS

None

VOTES WERE AS FOLLOWS:

AYES: (8) Barksdale, Davis, de Movellan, Forester, Meyer, Michler, Penn, and Worth
NAYS: (0)
ABSENT: (3) Bell, Nicol, and Pohl
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00025** carried.

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