

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

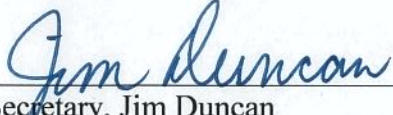
IN RE: **MARV 2015-15: FLYING DUTCHMAN PROPERTIES, LLC (AMD.)** - amended petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.654 net (0.754 gross) acre, for property located at 509, 513 and 517 Pyke Road. Dimensional variances were also requested. (Council District 11)

Having considered the above matter on **October 22, 2015**, at a Public Hearing, and having voted **8-2** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1b.). The petitioner proposes to development 2 duplexes (on either side of the existing single-family residence), which creates a variety of housing types in the immediate area that complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to moderately increase the density of the subject properties, as compared to the surrounding area, to 7.65 dwelling units per net acre.
 - c. The Goals and Objectives recommend identifying areas of opportunity for infill development that respects the area's context and design features (Theme A, Goal #2a). The applicant plans to maintain a similar front yard setback, and provide off-street parking in the rear of the development, which will better match the existing character of the neighborhood.
 - d. The Goals and Objectives also encourage the use of underutilized land (Theme E, Goal #1a.) and building in a compact, contiguous, and/or sustainable manner (Theme E, Goal #1b.) The proposed development is well aligned with the vision articulated in the Comprehensive Plan for "single/small lot infill" projects, and is using two vacant lots that are considered underutilized in this urban context.
2. This recommendation is made subject to approval and certification of **ZDP 2015-63: Gibson Park Subdivision, Block B**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be prohibited for the subject property:**
 - a. Multi-family dwellings.
 - b. Dormitories.
 - c. Boarding or lodging houses.
 - d. Assisted living facilities.
 - e. Community residences.

These limitations are appropriate and necessary to better protect the existing neighborhood and to prevent the most intensive uses that might be out of character with the existing residents of the area.

ATTEST: This 6th day of November, 2015.


Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: Variances to reduce the required lot frontage and to increase the maximum allowable number of parking spaces were approved by the Planning Commission for this property, subject to the rezoning being granted.

Note: The corollary development plan, ZDP 2015-63: Gibson Park Subdivision, Block B, was approved by the Planning Commission and certified on November 5, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by January 20, 2016.

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

OBJECTORS

- Robert Wells, 512 Pyke Road

OBJECTIONS

- Concerned about adding multi-family development to the existing neighborhood.

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Brewer, Owens, Penn, Plumlee, Richardson, Smith, and Wilson

NAYS: (2) Cravens, Mundy

ABSENT: (1) Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for CONDITIONAL APPROVAL of MARV 2015-15 carried.

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