

Rec'd by _____
Date: _____

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

IN RE: **PLN-MAR-22-00021: TURNER PROPERTY 4, LLC** - a petition for a zone map amendment from a High Density Apartment (R-4) zone, a Neighborhood Business (B-1) zone, and a Light Industrial (I-1) zone to a Industrial Redevelopment Planned Unit Development (PUD-3) zone, for 27.087 net (27.461 gross) acres, for property located at 125 Turner Commons Way and 1409 N. Forbes Road. (Council District 11)

Having considered the above matter on **December 15, 2022**, 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 Industrial Redevelopment Planned Unit Development (PUD-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will activate an underutilized parcel within the infill and redevelopment area (Theme A, Goal #2) and will include a significant increase in density and mixing of uses.
 - b. The proposal will help reinforce an underutilized portion of the W Main Street corridor by redeveloping a primarily vacant tract into a destination-type development (Theme E, Goal#1.c)
 - c. The request will expand opportunities for mixed use development within Lexington-Fayette county and will provide diversity in housing types for the Meadowthorpe area (Theme A, Goal #3.a)
 - d. The proposed rezoning will help with the creation of a variety of jobs (Theme C, Goal #1.a) by allowing for the incorporation of neighborhood-scale retail and commercial uses.
 - e. The entertainment, dining, and retail uses detailed within the proposal will help create a development that is appealing to both tourists and young professionals (Theme C, Goal #1d, Theme C Goal #2.d)
2. The requested Industrial Redevelopment Planned Unit Development (PUD-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed development meets Density Policy #3 and Design Policy #12, as it will create walkable neighborhood amenities such as a park, restaurants, breweries, and wineries that will help supplement the residential component of the Meadowthorpe Neighborhood
 - b. The increase in allowable uses will increase the diversity of job types available in this area, meeting Diversity Policy #2.
 - c. The proposed development meets Design Policy #5 by utilizing the linear park and multi-modal pathways to create pedestrian-friendly street patterns and walkable blocks to create inviting streetscapes.
 - d. The proposed development meets Sustainability Policy #4 by creating centrally located greenspace that is directly adjacent to the development's residential component.
 - e. The request meets Livability Policy #6 by providing the opportunities to accommodate additional entertainment and amenity opportunities that appeal to young professionals.
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 it intensifies an underutilized site and creates a true mixing of uses that provides safe pedestrian-scale connections to community facilities, greenspace, employment, business, shopping, and entertainment for users of the development as well as the surrounding neighborhoods.
- b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development provides new roadway connections between N. Forbes Road and W. Main Street, incorporates direct pedestrian linkages to the nearby transit stop, and provides safe multi-modal connections throughout the development.
- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the request will increase the amount of green open space, tree canopy coverage, and reduce the overall amount of impervious surface on-site.

ATTEST: This 20th day of January, 2023.



 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

Note: The corollary development plan, PLN-MJDP-22-00068: TURNER PROPERTY & MEADOWTHORPE COMMUNITY BUISNESS CENTER (TURNER COMMONS) was approved by the Planning Commission on December 15, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by March 15, 2023.

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

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

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

Motion for **APPROVAL** of **PLN-MAR-22-00021** carried.

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