

Rec'd by Bm
Date: 9-8-17


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

IN RE: **PLN-MAR-17-00027: MEADOWTHORPE SENIOR HOUSING, LLLP** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) zone, for 3.72 net (4.33 gross) acres, for property located at 1447 Antique Drive. (Council District 2)

Having considered the above matter on **August 24, 2017**, at a Public Hearing, and having voted **10-0** 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 Density Apartment (R-4) zone for the subject property is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The Goals and Objectives of the 2013 Plan recommend planning for safe, affordable, and accessible housing to meet the needs of older residents of Lexington-Fayette County (Theme A., Goal #1c). This development will accomplish that goal, by providing affordable, elderly housing within the established Meadowthorpe neighborhood and near one of the community's largest shopping areas.
 - b. The Goals and Objectives support infill and redevelopment that is context sensitive to the adjoining neighborhood (Theme A, Goal #2a.); and recommend the provision of well-designed neighborhoods (Theme A, Goal #3). In this case, the proposed elderly housing will be a transitional land use between commercial development along Leestown Road and the existing neighborhood, which includes a variety of housing types, and will create affordable residential dwelling units.
 - c. The Plan's Goals and Objectives recommend the development of vacant and/or underutilized property for compact, contiguous and sustainable development (Theme E, Goal #1b.). The petitioner proposes a residential density of over 16 dwelling units per acre, adjacent to professional offices, neighborhood businesses and other multi-family residential land uses to further implement the concept of a mixed-use neighborhood node, which is a sustainable land use pattern. Additionally, the development will help to create a more walkable neighborhood by providing a safe, desirable link from the neighborhood into the adjoining Meadowthorpe Shopping Center.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-17-00080: Meadowthorpe Community Business Center, Unit 1 (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 8th day of September, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-17-00080: Meadowthorpe Community Business Center, Unit 1 (Amd.)** was approved by the Planning Commission on August 24, 2017 and certified on September 7, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by November 22, 2017.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Bell, Berkley, Brewer, Cravens, Forester, Mundy, Owens, Plumlee, Richardson, and Wilson

NAYS: (0)

ABSENT: (1) Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00027** carried.

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