

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


IN RE: **PLN-MAR-20-00010: BALL HOMES, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.20 net (143.01 gross) acres, for property located at 2300 Sandersville Road. (Council District 2)

Having considered the above matter on **July 16, 2020**, at a Public Hearing, and having voted **6-0** 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 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will expand housing choice (Theme A, Goal #1) by accommodating the demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1.b). The proposed development incorporates a mixture of housing types including 331 single-family lots, 63 townhomes, and 280 apartment units.
 - b. The proposed development will support Infill and Redevelopment throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2) through the infill of an underutilized portion of land that currently acts as a golf course (Theme E, Goal #1.d).
 - c. The proposed rezoning will respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form (Theme A, Goal #2.b), while also incorporating adequate greenspace and open space that would serve the needs of the intended population (Theme A, Goal #2.c).
 - d. The proposed development will provide a well-designed neighborhood and community (Theme A, Goal #3) by providing connectivity to the residential neighborhoods that are currently under construction located to the north and expanding options for mixed type housing (Theme A, Goal #3.a).
 - e. The proposed rezoning will allow for positive and safe social interactions in neighborhoods (Theme A, Goal #3.b), by integrating new development with neighborhoods that are connected for pedestrians, while also providing a street alignment and road network will provide connection that will reduce police, EMS, and fire response times (Theme A, Goal #4.c).
 - f. Through the establishment of the shared-use trails, the proposed development will provide a people-first design that emphasizes accessible community facilities and promotes health, safety, and quality of life needs (Theme D, Goal #2).
 - g. The proposed development will protect and enhance natural and cultural resources by maintaining the historic structure on site as an amenity space for the potential residents. (Theme D, Goal #3.a).
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 as the site creates a residential development that supports pedestrian mobility, while also providing cross access between different residential types.
 - b. The proposed rezoning includes safe facilities for the potential users, through the incorporation of enhanced pedestrian facilities along the single-loaded street, that provides safe and easy access to the greenway and open space. 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 works with the current landscape, and limits the impacts on the surrounding environment. The proposed development has also allowed for greater continuity of greenspace extending from the identified greenway into the open space associated with the apartments.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following buffering restriction is recommended via conditional zoning:
- a. There shall be a 25 foot landscape buffer that will include a double rows of trees from Group A or B only, which are staggered on center and spaced every 30 feet along the southern property line, where adjacent to industrial zoned (I-1 or I-2) zoned land.
4. This recommendation is made subject to approval and certification of PLN-MJDP-20-00027: Spring Lake, 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 14th day of August, 2020.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

Note: The corollary development plan, PLN-MJDP-20-00027: SPRING LAKE was approved by the Planning Commission on July 16, 2020 and certified on July 30, 2020.

K.R.S. 100.211(7) requires that the Council take action on this request by October 14, 2020.

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

OBJECTORS

- Jeff McKenzie, attorney representing UPS
- Brandon Gross, attorney representing Baumann Paper, Co.

OBJECTIONS

- Concern with the increase of traffic on Greendale Road and the potential conflict between the industrial use and the residential use.
- Also concerned of the potential conflict between the industrial use and the residential use and the transition and buffering of the two zones.

VOTES WERE AS FOLLOWS:

AYES: (6) Bell, Davis, Forester, Meyer, Nicol, and Penn

NAYS: (0)

ABSENT: (4) de Movellan, Plumlee, Pohl, and Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-20-00010** carried.

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

