

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

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


**IN RE:** **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC** – a petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone for 0.368 net (0.379 gross) acres for a portion of 3433 Country Club Drive. (Council District 7)

Having considered the above matter on **April 23, 2026**, at a Public Hearing, and having voted **9-0** 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 Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The addition of the parking will help ensure the continued viability of a neighborhood amenity and gathering point (Theme A, Goal 3.d).
  - b. The proposal will ensure that the site remains accessible by various transportation modes (Theme A, Goal #3.b).
  - c. The proposal can be constructed with minimal environmental impact (Theme A, Goal #3.c).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
  - a. The site has multi-modal access (Design Policy #4, #5 and #7).
  - b. The project invests in an existing neighborhood (Design Policy #10).
  - c. The proposed parking expansion increases access to neighborhood amenities (Livability Policy #6).
3. The requested Neighborhood Business (B-1) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
  - a. The proposed rezoning meets the criteria for Land Use, as the request expands the ability to accommodate vehicular traffic for local residents(A-DS12-1 and E-ST8-2), and does not detract from the existing pedestrian facilities on-site (A-DN3-1).
  - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the development retains the connectivity with the existing neighborhood and planned townhome development (A-DS4-1), and utilizes shared parking among the three businesses located on the adjacent property (C-PS10-1).
  - c. These proposed rezoning meets the criteria of Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).
  - d. The proposal addresses the criteria for Site Design as the businesses located on the adjacent property provide amenities within neighborhood focused open spaces (A-DS9-1), and the request does not result in over-parking (C-PS10-2).
  - e. The proposed rezoning meets the criteria for Building Form, as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00015: LOCHMERE, TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE)** 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 15<sup>th</sup> day of May, 2026.

  
Secretary, Jim Duncan

ZACH DAVIS  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by July 22, 2026.

Note: The corollary development plan PLN-MJDP-26-00015: LOCHMERE, TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) was approved by the Planning Commission on April 23, 2026, and certified on May 7, 2026.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Richard Murphy, attorney for the applicant.**

**OBJECTORS**

- NONE

**OBJECTIONS**

- NONE

**VOTES WERE AS FOLLOWS:**

AYES:	(9)	Barksdale, Z. Davis, Forester, Owens, Nicol, Michler, Penn, M. Davis and Worth
NAYS:	(0)	
ABSENT:	(2)	Wilson and J. Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-26-00005** carried.

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