

ORDINANCE NO. 040 - 2026

AN ORDINANCE CHANGING THE ZONE FROM A TOWNHOUSE RESIDENTIAL (R-1T) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.368 NET (0.379 GROSS) ACRES, FOR PROPERTY LOCATED AT 3433 COUNTRY CLUB DRIVE (A PORTION OF). (ANDERSON ANDOVER COUNTRY CLUB, LLC; COUNCIL DISTRICT 7).

WHEREAS, at a Public Hearing held on April 23, 2026, a petition for a zoning ordinance map amendment for property located at 3433 Country Club Drive (a portion of), changing the zone from a Townhouse Residential (R-1T) Zone to a Neighborhood Business (B-1) Zone, for 0.368 net (0.379 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; and

WHEREAS, the Urban County Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 3433 Country Club Drive (a portion of), changing the zone from a Townhouse Residential (R-1T) Zone to a Neighborhood Business (B-1) Zone, for 0.368 net (0.379 gross) acres, being more fully described in Exhibit “A,” which is attached hereto and incorporated herein by reference.

Section 2 – That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

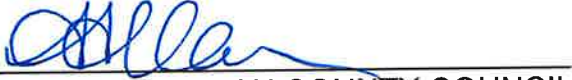
Section 3 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: June 4, 2026

MAYOR

Linda Gorton

ATTEST:



CLERK OF URBAN COUNTY COUNCIL
PUBLISHED: June 12, 2026-1t

0411-26:BGS:4938-8798-8141, v. 1

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 15th 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

MAP AMENDMENT REQUEST (MAR) APPLICATION

1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)

Applicant: ANDERSON ANDOVER COUNTRY CLUB LLC, 1255 PROVIDENCE PLACE PKWY STE 250, LEXINGTON, KY 40511
Owner(s): ANDERSON ANDOVER COUNTRY CLUB LLC 1255 PROVIDENCE PLACE PKWY STE 250 LEXINGTON KY 40511
Attorney: Richard Murphy, 250 W Main Street, Suite 2510, Lexington, KY 40507

2. ADDRESS OF APPLICANT'S PROPERTY

3433 COUNTRY CLUB DR, LEXINGTON, KY 40509

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Zoning	Existing		Zoning	Requested		Acreage	
		Use			Use	Net	Gross
R-1T		Vacant	B-1		Parking	0.368	0.379

4. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input type="checkbox"/> NO

5. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	LFUCG
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable



MURPHY & CLENDENEN, PLLC

ATTORNEYS AT LAW

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FAX: (859) 233-0184

E-MAIL

Richard@MurphyClendenen.com
Chris@MurphyClendenen.com

RICHARD V. MURPHY
CHRISTOPHER M. CLENDENEN

March 2, 2026

Mr. Zach Davis, Chairman
and Members of the Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

Re: Proposed zone change for 3433 Country Club Drive

Dear Chairman Davis and Members of the Planning Commission:

This letter is written on behalf of Anderson Andover Country Club LLC, which is filing a zone change application for the property at 3433 Country Club Drive. This lot consists of 0.368 net acre. There are currently no improvements on the property. We are requesting a zone change from the Townhouse Residential (R-1T) zone to the Neighborhood Business (B-1) zone so that we can construct additional parking for the neighborhood oriented businesses located on the adjoining property at 3450 Todds Road.

DESCRIPTION OF PROJECT

We are requesting this zone change in order to insure the continued vitality and success of the three establishments that have located in the old Andover Country Club building. Those businesses are Carson's Restaurant, The Hudson and Kynesis. The Hudson is an event space operated by Carson's, and Kynesis is a health club/fitness facility.

In 2019, we were granted a zone change to the B-1 zone for the old Andover Country Club building which was vacant and languishing. The applicant had engaged in lengthy discussions with the various Andover neighborhood associations, and an agreement was reached to sell the country club building to the applicant in order to attempt to put new uses in the space which would rejuvenate this neighborhood gathering space. That effort has been successful. The neighborhood social center has been restored. Carson's Restaurant and the affiliated event space, The Hudson, are now in the space once occupied by the country club. Kynesis, the athletic club/fitness facility, is located in the old pro shop in the lower level and has also been very successful.

The only glitch in the restoration of this property is that there is not enough parking space for the patrons. On weekends and even during weekdays, patrons park in drive aisles, on medians, and in other locations which could be safety hazards. It has caused disgruntlement among people coming to these businesses. This zone change is needed to maintain the success of this revitalized community center. It is important to note that even though many people drive to the facility, there are several other means of transport which patrons use to access the club. The former golf cart trails are used by area residents to walk and bike to the facility. Also, this may be one of the few restaurants in Lexington where patrons arrive in golf carts. There's even a tunnel under Todds Road which allows golfcarts to access the building. Thus, multi-modal transportation is already in use at this building. However, we still need additional parking.

The subject property at 3433 Country Club Drive adjoins the Carson's parcel which is located at 3450 Todds Road. The subject property is the planned location of one-story four-plex buildings to continue the similar development on Country Club Drive. We will utilize a small portion of this property to add twenty-six parking spaces. The four-plexes will be reconfigured so that we do not lose any residential units. There will be additional screening between the new parking area and the residential units. There will be no vehicular connection between the new parking lot and the residential units, so that visitors driving to Carson's will not drive through the residential area.

GOALS AND OBJECTIVES OF THE 2045 COMPREHENSIVE PLAN

This proposal agrees with the Goals and Objectives of the 2045 Comprehensive Plan. The goal of this application is so that the local, community-based businesses in the old Andover Country Club building do not suffer because of lack of parking. Our objective is to maintain the viability of the community center.

Our proposal is in agreement with Theme A, Growing and Sustaining Successful Neighborhoods. The old Andover Country Club failed. We need a modest increase in parking to sustain the success of the new businesses in the building.

When the applicant purchased the old country club building, most of the remainder of the golf course was retained by the neighborhood associations to be used as greenspace and open space. That open space connects to the neighborhood center as called for in Objective A.2.c. Goal 3 calls for providing well-designed neighborhoods and communities. Objective A.3.b. is a good summary of this request: "Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation." As mentioned above, the reopening of the building to Carson's, The Hudson and Kynesis has provided a space for safe social interaction open to everyone in a location which is connected not only by vehicular transportation but by pedestrian, bicycle and golf cart. Little additional grading will be required, minimizing disruption of natural features as called for in Objective A.3.c. Objective A.3.d. calls for encouragement of the use of neighborhood-enhancing elements, such as neighborhood-serving businesses, gathering spaces and other types of community focal points. As mentioned above, that is the precise reason for our requesting this zone, to support the new neighborhood service businesses and gathering spaces which have been created in this building.

The new jobs that have been created on the property support Theme C and Objective C.1.a. The uses in the building also attract tourists, as called for in Objective C.1.d.

The restaurant, event space and fitness facility also provide entertainment and other quality of life opportunities that attract and retain young and culturally diverse professionals, and a workforce of all ages and talents to Lexington, as called for in Goal 2 and Objective C.2.d. By supporting successful businesses inside the Urban Service Area Boundary, this proposal is in agreement with Theme A, Maintaining the Balance between Urban and Rural Uses. Objective E.1.a.

THEMES AND POLICIES

This proposal is also in agreement with the Themes and Policies of the 2045 Comprehensive Plan. Design Policy 12 calls for supporting neighborhood-level commercial areas, which is the overriding goal of this zone change request. The additional parking area will be adjacent to the existing parking area and will be screened from, and have no vehicular access to the one-story townhome units which have not yet been constructed. Our proposal will maintain the existing walkability, bikability and golf cart ability for residents to access the community focal point. (Design Policies 4, 5 and 7). As called for in Design Policy 10, this proposal is a reinvestment in this neighborhood to positively impact Lexington's community anchors. This is an opportunity to retrofit incomplete suburban developments with services and amenities to improve the quality of life as called for in Density Policy 3. The proposal will assist in integrating this community facility into its neighborhood while providing safe parking areas, as called for in Equity Policy 9. As mentioned above, it is in direct agreement with Livability Policy 6, which is to attract and retain a vibrant workforce by improving affordable housing opportunities, amenities and entertainment options. Low impact landscaping and native plants will be used, Sustainability Policy 11. As mentioned above, this proposal will comply with Stewardship Policy 1, upholding the Urban Service Area concept.

ENGAGEMENT

The applicant has met with business owners who have adamantly pushed for enhanced parking for their uses in the community center. The applicant will continue to reach out to neighborhood residents.

PLACE-TYPE, DEVELOPMENT-TYPE AND REQUESTED ZONE

This proposal fits within the Enhanced Neighborhood place-type and within the Low Density Non-Residential/Mixed-Use development-type. The B-1 zone is a recommended zone in this development-type. It is important to note that the existing R-1T zone is **not** a recommended zone in this category.

DEVELOPMENT CRITERIA

Here is a discussion of the criteria that were not specifically addressed on the development, or which need further discussion:

- **A-DS12-1.** The subject property will be adjacent to the neighborhood-serving commercial areas.
- **A-DN2-1.** The proposed additional parking for the commercial area will **not** result in the reduction of housing units on the adjacent R-1T property.
- **B-SU3-1.** This proposal will assist in maintaining the commercial area as a viable portion of the existing mixed-use development.
- **C-LI7-1.** Granting this zone change will increase the safety of this mixed-use neighborhood by providing adequate, safe parking which will alleviate problems with parking in medians and drive aisles.
- **D-PL7-1.** The applicant has met with business owners who have adamantly pushed for enhanced parking for their uses in the community center. The applicant will continue to reach out to neighborhood residents.
- **E-GR9-2.** This proposal will provide adequate parking for the business uses in the community center which provide neighborhood amenities.
- **C-PS10-1.** The parking area is located close to proposed R-1T development. However, there is no vehicular connection between the two areas in order to prevent the business traffic from traversing through narrow neighborhood streets and alleys.
- **D-CO2-2, D-CO4-1, D-CO4-2, and D-CO4-3.** No new streets are proposed.
- **B-PR7-1.** There are no existing trees on the site, except for some which were recently planted.
- **B-PR9-1.** Additional grading and topsoil disturbance will be minimized as the initial grading has been completed.
- **B-PR10-1.** Over lighting and upward lighting will be avoided. The development will comply with lighting requirements.
- **B-SU4-1.** This development will add a minimum amount of impervious surfaces. Drainage and landscape buffers will be provided.
- **B-SU9-1.** Stormwater infrastructure will be provided consistent with plans to be approved by the Division of Engineering.
- **B-SU11-1.** Low impact landscaping and native and/or sustainable plant species will be utilized.

- **A-DS7-1.** The Andover Country Club building was constructed in 1980, at a time when parking in the front was allowed and was customary. The building has parking behind it, generally utilized by employees and service vehicles. The proposed additional parking is adjacent to the existing parking area to make it visible and convenient to patrons.
- **A-DS9-1, C-LI8-1 AND C-PS10-2.** The purpose of the zone change is to support the active and engaging amenities within this neighborhood focal point. This proposal does not constitute over-parking because of the demonstrated need for parking for the patrons of the community center.
- **E-GR4-1.** This proposal will assist in maintaining the viability of the re-use of the old Andover Country Club building.

CONCLUSION

The existing businesses in the old Andover Country Club building made it clear that this additional parking is necessary to ensure the continued vitality of those businesses and to supply safe parking to their patrons. This is a community center which had failed and has been brought back stronger by the actions of this applicant. This zone change will ensure the continued vitality of this community center.

Thank you for your consideration of this zone change request.

Sincerely,



Richard V. Murphy
Attorney for applicant

RVM/prb

On Plan

written

Not Applicable

ENHANCED NEIGHBORHOOD

ENHANCED NEIGHBORHOOD - LOW DENSITY NON-RESIDENTIAL/MIXED USE

LAND USE

- A-DS12-1** Development should be located nearest to neighborhood serving commercial areas.
- A-DN2-1** Infill residential should aim to increase density.
- A-DN3-1** Pedestrian-oriented commercial opportunities and other services should be incorporated within residential neighborhoods.
- B-SU3-1** Development should provide compact and/or mixed use development.
- C-L17-1** Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment.
- C-PS9-1** Where possible, developments should modify current office space to include complementary uses, with a specific focus on the inclusion of residential.
- D-PS15-2** Improve options for affordable and nutritious food where not currently available.
- D-PL7-1** Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
- D-PL15-1** Drive through facilities and gas stations should not be within neighborhoods or the urban core.
- D-SPT-1** Elementary and middle schools should be located within residential neighborhoods, and high schools primarily along collector streets.
- E-ST8-2** Development should provide community oriented places and services.
- E-GR3-1** Development should meet recreational needs by following the recommendations of the Parks Master Plan.
- E-GR9-2** Low-intensity business uses that will provide neighborhood amenities should be incorporated into existing neighborhoods.
- E-GR9-3** Less intense multi-family residence types should be incorporated into primarily single-family detached areas.

TRANSPORTATION, CONNECTIVITY, AND WALKABILITY

- A-DS1-1** Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes.
- A-DS1-2** Accessible pedestrian linkages to transit should be provided.
- A-DS4-1** A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.

ENHANCED NEIGHBORHOOD - LOW DENSITY NON-RESIDENTIAL/MIXED USE

- A-DS4-1** A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
- A-DS5-2** Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
- A-DS5-1** Safe multi-modal facilities should be provided to ensure vehicular separation from bicycles, pedestrians and other modes of transport.
- A-DS5-2** Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
- A-DS10-1** New developments should incorporate clear and dedicated connections to nearby community anchors.
- A-DS11-1** Street layouts should provide clear, visible access to neighborhood-focused open space and greenspaces
- A-DS13-1** Stub streets should be connected.
- C-PS10-1** Flexible parking and shared parking arrangements should be utilized.
- D-CO2-1** Development should create and/or expand a connected multimodal transportation network that satisfies all users' needs.
- D-CO2-2** Development should comply with Lexington's Complete Streets Policy.
- D-CO4-1** Dead-end streets and cul-de-sacs should be discouraged.
- D-CO4-2** Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
- D-CO4-3** Street pattern and design should consider site topography and minimize grading where possible.
- D-CO5-1** Streets should be designed with shorter block lengths, narrower widths, and traffic calming features.
- D-SP6-1** Social services and community facilities should be accessible via mass transit, bicycle and pedestrian transportation modes.

ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY

- B-PS2-1** Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
- B-PR2-1** Development should include regularly spaced access with an adequate width to the greenway network and conservation areas.
- B-PR3-1** Minimize impact of development adjacent to land conservation properties through buffering.
- B-PR7-1** Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.

ENHANCED NEIGHBORHOOD - LOW DENSITY NON-RESIDENTIAL/MIXED USE

- B-PR9-1** Minimize grading and topsoil disturbance by utilizing the existing topography to the greatest extent possible and preserving key natural features.
- B-PR10-1** Development should avoid overlighting and upward directed lighting.
- B-SU4-1** Development should minimize and/or mitigate impervious surfaces.
- B-SU5-1** Developments should incorporate energy efficient systems and renewable energy resources (i.e. wind, solar, etc.).
- B-SU9-1** Green Stormwater Infrastructure (GSI) should be implemented in new development.
- B-SU11-1** Development should incorporate low impact landscaping and native plant species.
- B-RE1-1** Developments should improve the tree canopy.
- B-RE2-1** Lexington's green infrastructure network, including parks, trails, greenways, or natural areas should be highly visible and accessible.
- B-RE5-1** Dividing floodplains into privately owned parcels with flood insurance should be avoided.
- B-RE5-2** Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them.
- B-RE5-3** Developments within the Royal Springs Aquifer should consult with the Royal Springs Water Supply Protection Committee.
- D-SP10-1** Prioritize street trees in the planting strip.

SITE DESIGN

- A-DS5-4** Development should provide a pedestrian-oriented and activated streetscapes.
- A-DS7-1** Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
- A-DS9-1** Development should provide active and engaging amenities within neighborhood focused open spaces.
- A-DS9-2** Where neighborhood open space or parks are not located within walking distance of a new development, applicants should incorporate these facilities.
- A-EQ9-1** School sites should be appropriately sized.
- A-EQ9-2** Shared open spaces should be easily accessible and clearly delineated from private open spaces.
- C-L18-1** Development should enhance a well-connected and activated public realm.

ENHANCED NEIGHBORHOOD - LOW DENSITY NON-RESIDENTIAL/MIXED USE

- C-PS10-2** Over-parking of new developments should be avoided.
- D-PL6-1** Enhance open space through the provision of programmatic elements and amenities
- D-PL10-1** Activate the streetscape or publicly visible areas by designating public art easements in prominent locations.
- D-SP1-2** School design should prioritize a high percentage of open and accessible street frontage.
- D-SP2-1** Visible, usable greenspace and other natural components should be incorporated into school sites.
- D-SP3-1** Adequate right-of-way, lease areas and easements for infrastructure, with emphasis on wireless communication networks should be provided to create reliable service throughout Lexington.
- D-SP3-2** Cellular tower antennae should be located to minimize intrusion and negative aesthetic impacts, and stealth towers and landscaping used to improve the visual impact from the roadway and residential areas.

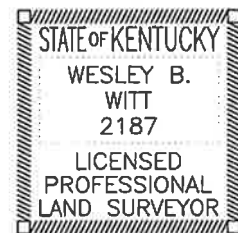
BUILDING FORM

- A-DS3-1** Multi-family residential developments should comply with the Multi-family Design Standards in Appendix A.
- A-DSA-2** New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context.
- A-DS5-3** Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
- A-DS8-1** Where single family detached residential units are provided, a variety of other housing types should be regularly interspersed along the street frontage.
- A-DN2-2** Development should minimize significant contrasts in scale, massing and design, particularly along the edges of historic areas and neighborhoods.
- D-PL2-1** Development should provide active first floor uses whenever adjacent to a street, pedestrian facility, or community focused open space.
- E-GR4-1** Developments should incorporate reuse of viable existing structures.
- E-GR5-1** Structures with demonstrated historic significance should be preserved or adapted.

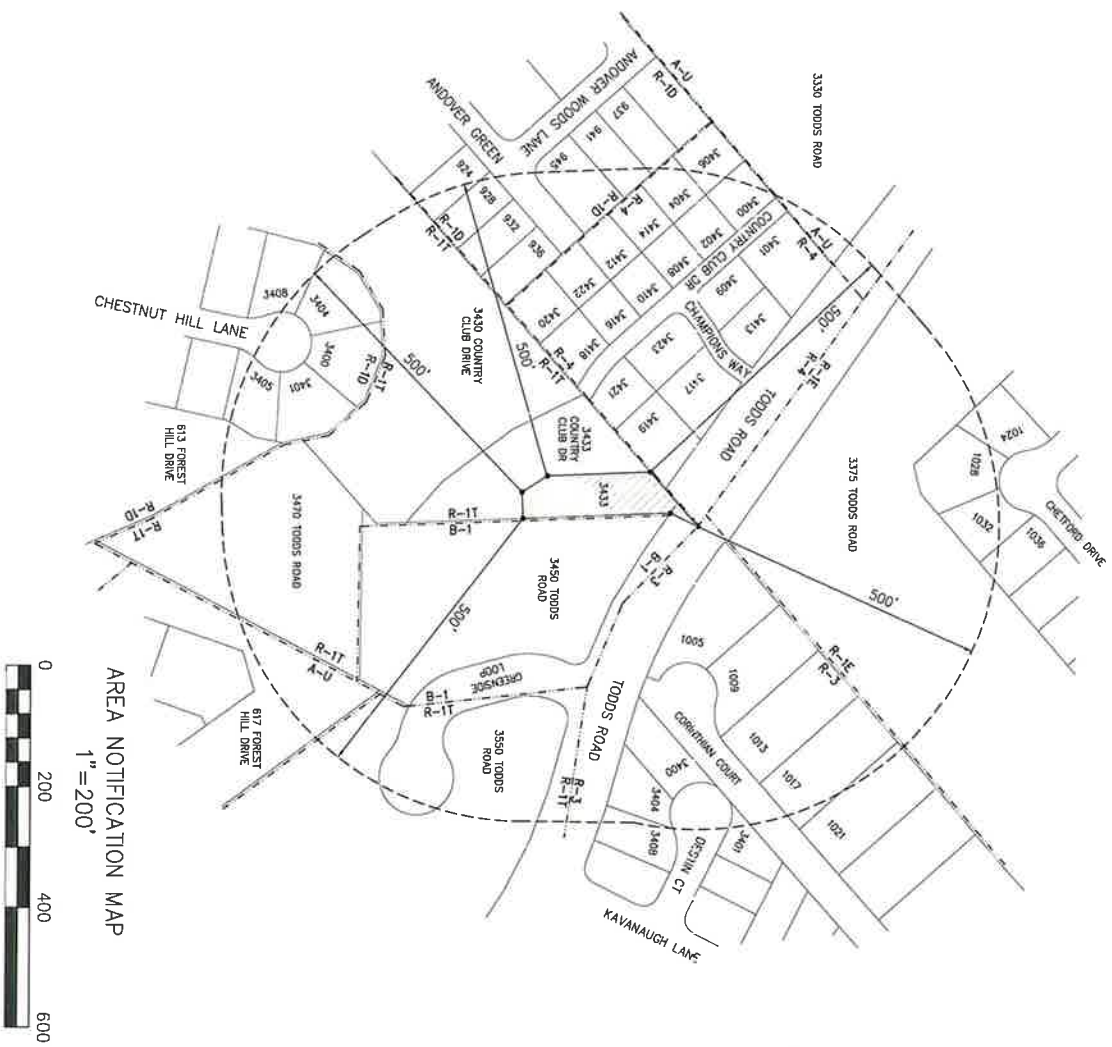
Legal Description
Anderson Andover Country Club, LLC (applicant)
Zone Change From R-1T to B-1
At 3433 County Club Drive
Lexington, Fayette County, Kentucky

ALL THAT PART OF LOCHMERE TRACT 4, LOT 1B SITUATED ON THE SOUTH SIDE OF TODDS ROAD APPROXIMATELY 0.57 MILES SOUTHEAST FROM THE INTERSECTION WITH MAN O' WAR BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

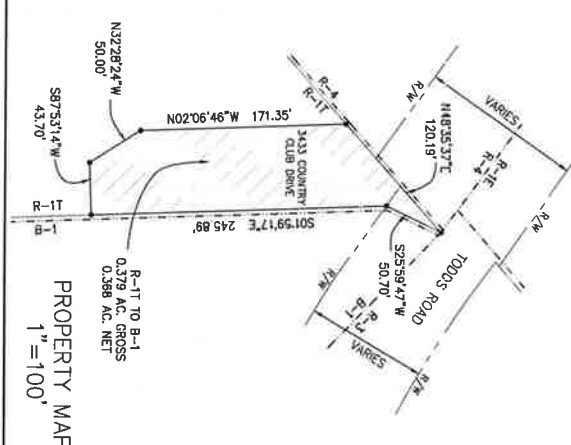
Beginning at a point in the centerline of Todds Road, said point being on the extended northwest line of Lot 1B as shown on the Non-Building minor plat of Lochmere Tract 4, Lot 1 as shown on plat recorded in PC "S", slide 667 in the Fayette County Clerk's office;
thence leaving the centerline of Todds Road south 25 degrees 59 minutes 47 seconds west 50.70 feet to a point;
thence along the east line of Lot 1 south 01 degrees 59 minutes 17 seconds east 245.89 feet to a point;
thence south 87 degrees 53 minutes 14 seconds west 43.70 feet to a point;
thence north 32 degrees 28 minutes 24 seconds west 50.00 feet to a point;
thence north 01 degrees 59 minutes 17 seconds west 171.35 feet to a point;
thence north 48 degrees 35 minutes 37 seconds east 120.20 feet to the point of beginning and containing 0.379 gross acres and 0.368 net acres.



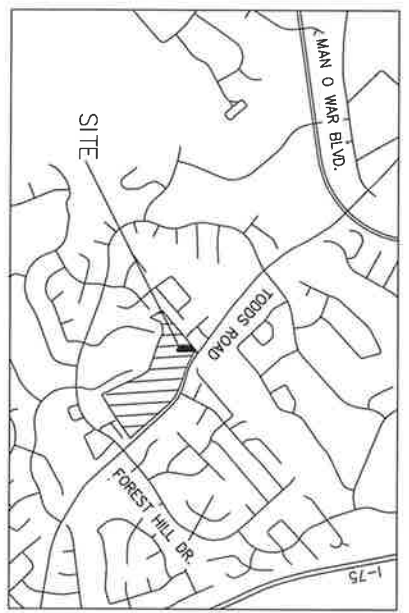
Wesley B. Witt



AREA NOTIFICATION MAP
1" = 200'



PROPERTY MAP
1" = 100'



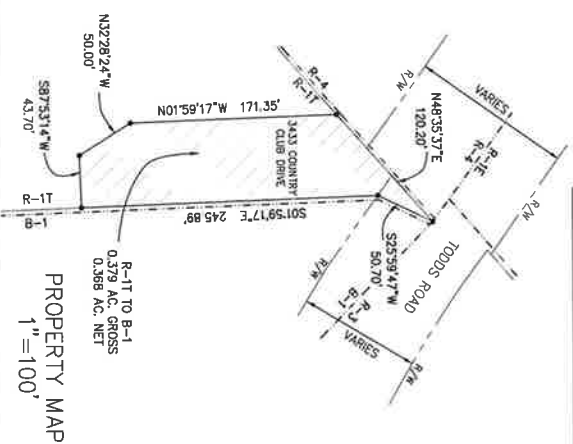
VICINITY MAP

ZONAR	FROM	TO	GROSS	NET
TITLE: PLN-MAR-26-00005	R-1T	B-1	0.379 AC.	0.368 AC.
PROPERTY ADDRESS: 3433 COUNTRY CLUB DRIVE				
OWNER/ APPLICANT:	ANDERSON ANDOVER COUNTRY CLUB, LLC 1255 PROVIDENCE PLACE PARKWAY, SUITE 250 LEXINGTON, KY 40511			
PREPARED BY: WESLEY B. WITT, INC.				
DATE PREPARED: MARCH 2, 2026				

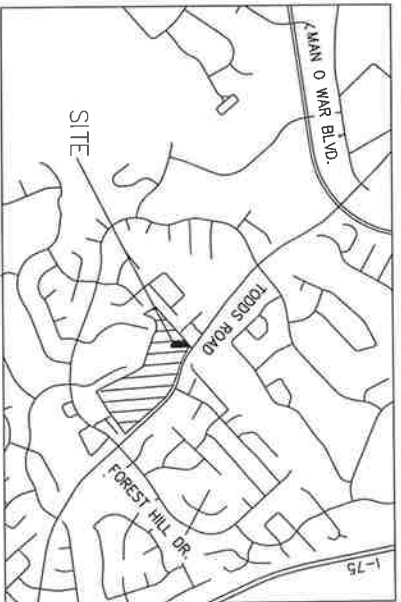
STATE OF KENTUCKY
WESLEY B. WITT
2187
LICENSED PROFESSIONAL
LAND SURVEYOR



AREA NOTIFICATION MAP
1"=200'



PROPERTY MAP
1"=100'



VICINITY MAP

ZONAR			
TITLE: PLN-MAR-26-00005	FROM	TO	GROSS NET
PROPERTY ADDRESS: 3433 COUNTRY CLUB DRIVE	R-1T	B-1	0.379 AC 0.388 AC
OWNER/APPLICANT: ANDERSON ANDOVER COUNTRY CLUB, LLC 1255 PROVIDENCE PLACE PARKWAY, SUITE 250 LENINGTON, KY 40511			
PREPARED BY: WESLEY B. WITTL, INC.			
DATE PREPARED: MARCH 2, 2026			

STATE OF KENTUCKY
LICENSED PROFESSIONAL LAND SURVEYOR
WESLEY B. WITTL
2187
W. B. WITTL

ANDERSON ANDOVER COUNTRY CLUB, LLC (PLN-MAR-26-00005)

Rezone property to expand an existing parking lot.

Applicant/Owner

Anderson Andover Country Club, LLC
1255 Providence Place PKWY STE 250
LEXINGTON, KY 40511
ATTORNEY: Richard Murphy:
richard@murphyclendennen.com

Application Details

Acresage:

0.368 net (0.397 gross) acres

Current Zoning:

Townhouse Residential (R-1T)

Proposed Zoning:

Neighborhood Business (B-1)

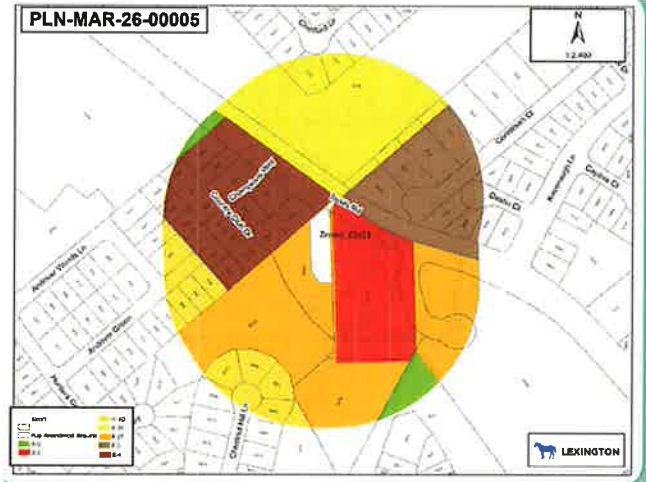
Place Type/Development Type:

Enhanced Neighborhood/Low Density Non-Residential/Mixed-Use

For more information about the Enhanced Neighborhood Place-type see Imagine Lexington page 269. For more information on the Low Density Non-Residential/Mixed Use Development Type see page 271.

Description:

The applicant is seeking to rezone the subject property in order to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility.



Status

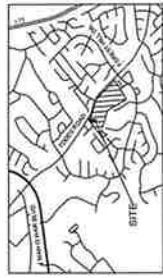
- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Public Engagement

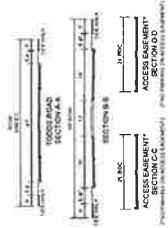
The applicant has not indicated that public outreach or engagement has occurred at this time.

Development Plan

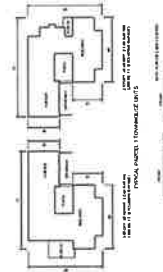
(PLN-MJDP-26-00015)



Vicinity Map



PRIVATE OPEN SPACE - UNIMPROVED PER LOT



Lot #	Area (sq. ft.)	Use	Notes
1	10,000	Residential	
2	10,000	Residential	
3	10,000	Residential	
4	10,000	Residential	
5	10,000	Residential	
6	10,000	Residential	
7	10,000	Residential	
8	10,000	Residential	
9	10,000	Residential	
10	10,000	Residential	
11	10,000	Residential	
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96	10,000	Residential	
97	10,000	Residential	
98	10,000	Residential	
99	10,000	Residential	
100	10,000	Residential	

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODES (IRC).
2. ALL UTILITIES SHALL BE LOCATED AND DEPT. AS SHOWN ON THIS PLAN.
3. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
4. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
5. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
6. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
7. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
8. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
9. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.
10. ALL UTILITIES SHALL BE DEPT. AS SHOWN ON THIS PLAN.

Lot #	Area (sq. ft.)	Use	Notes
1	10,000	Residential	
2	10,000	Residential	
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100	10,000	Residential	



STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC

DESCRIPTION OF ZONE CHANGE

Zone Change: From a Townhouse Residential (R-1T) zone
To a Neighborhood Business (B-1) zone

Acreage: 0.368 net (0.379 gross) acres

Location: 3433 Country Club Drive (a portion of)



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	R-1T	Vacant
To North	R-1T, R-3	Residential
To East	B-1	Restaurant/ Event Space
To South	R-1T/A-U	Greenspace
To West	R-1T	Residential

URBAN SERVICE REPORT

Roads - The subject property is located on the south side of Todds Road (KY 1927), which has a three-lane cross-section with bike lanes and a dedicated right-turn lane along the property's frontage.

Curb/Gutter/Sidewalks - Sidewalks, curbs and gutters exist along Todds Road, which were constructed by the KYTC during the road widening project in 2015. Curbs, gutter and sidewalks are required on all public and private streets, and will be provided by the applicant.

Storm Sewers - The subject property is located in the East Hickman watershed. Storm sewers are available along the frontage of the subject property; however, due to the location of the proposed development relative to the topography of the site, the developer will be required to provide these facilities and upgrade existing facilities that are impacted at the time this property is developed. The site is not located within a FEMA Special Flood Hazard Area, although drainage from the golf course has been an ongoing concern of the neighborhood.

Sanitary Sewers - The subject property is located in the East Hickman sewershed and is served by the West Hickman Wastewater Treatment facility in northern Jessamine County.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area.

Refuse - The Urban County Government serves this area with refuse collection on Fridays. Supplemental service may be necessary for higher-density residential and commercial uses.

Police - This area is served by the East Sector Roll Call Center, located approximately seven miles to the southwest on Clearwater Way.

Fire/Ambulance - The nearest fire station (#21) is located less than ¼ mile west of the subject property at the intersection of Mapleleaf Drive and Dabney Drive, south of Man O' War Boulevard.

Transit - LexTran service is not available within the immediate area. The nearest route is along Man O War Boulevard which is approximately 3,500 feet to the northwest.

Parks - The subject property is approximately 1 mile east of Mapleleaf Forest Park, which is located on Mapleleaf Drive.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Townhouse Residential (R-1T) zone in order to expand an existing parking lot.

PLACE-TYPE

ENHANCED
NEIGHBORHOOD

An existing residential area to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options. Development should be context-sensitive to surrounding areas and should add to the sense of place. Incorporating multimodal connections is crucial to neighborhood success and viability.

DEVELOPMENT TYPE

LOW DENSITY NON-RESIDENTIAL
MIXED-USE

Primary Land Use, Building Form, & Design

Primarily neighborhood-serving commercial uses, services, places of employment, and/ or a mix of uses within low to mid-rise structures appropriately scaled to the surrounding neighborhood. Mixed-use structures can include a mix of residential, commercial, services, and/or employment uses, and an activated and pedestrian-scale ground level should be provided. Developments with a residential component are generally non-residential on the ground floor with units above, providing opportunities for live/work arrangements. The retail/service options typically include boutique-type establishments, neighborhood restaurants or pubs, and/or neighborhood-serving services like dentists, daycares, etc., and the places of employment are small offices.

Transit Infrastructure & Connectivity

Bicycle and pedestrian connections to adjoining neighborhoods, and buildings oriented to the street are required to ensure the non-residential enhances nearby neighborhoods by creating a truly walkable environment.

Parking

Parking should be minimized and, where necessary, located internally.

PROPOSED ZONING



The intent of this zone is to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be oriented to support and enhance a residential neighborhood. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Neighborhood Business zone to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility. The request would result in the addition of twenty six (26) new parking spaces.

APPLICANT & COMMUNITY ENGAGEMENT



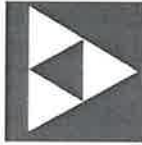
The applicant has met with the business owners that the proposed parking lot would serve.

PROPERTY & ZONING HISTORY



The subject property was located within the Agricultural Urban (A-U) zone at the time of the comprehensive rezoning of Fayette County in 1969. In 1987, the property was rezoned to the R-1D zone (87-47) as part of the Andover development and most recently to the R-1T zone (PLN-MAR-19-00004) when the golf course began redeveloping.

COMPREHENSIVE PLAN COMPLIANCE



The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

GOALS, OBJECTIVES, & POLICIES

The applicant opines that they are in agreement with the adopted Goals and Objectives of the 2045 Comprehensive Plan. The applicant opines that the Comprehensive Plan strongly supports the types of neighborhood-oriented businesses that the proposed parking is intended to serve. The applicant states that the restaurant, exercise facility and event space are a well utilized addition to the community. The applicant argues that the neighborhood open spaces and greenspace amenities meet Theme A, Goal 2.c and Theme A, Goal 3.b which calls for neighborhoods that are connected for pedestrians and various modes of transportation. Additionally, the applicant states that the proposal will have minimal environmental impact (Theme A, Goal 3.c) while supporting a community gathering space and focal point (Theme A, Goal 3.d).

The applicant also cites several policies of the 2045 Comprehensive Plan that they opine are being met with this request. The petitioner states that the request provides multi-modal access (Design Policy #4, #5 and #7) while reinvesting in an existing neighborhood (Design Policy #10) to retrofit an incomplete suburban development with services and amenities to improve quality of life and meet climate goals (Density Policy #3). Finally, the applicant states that adding safe parking spaces demonstrates compliance with Equity Policy #9 and will help attract and retain a vibrant workforce by improving, amenities and entertainment options (Livability Policy #6). Staff agrees that these aspects of the Comprehensive Plan can be met with this request.

PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

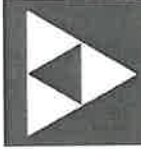
In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria.

The applicant indicates that the project is located within the Enhanced Neighborhood Place-Type and is a Low Density Non-Residential/ Mixed-Use Development Type. The subject property is located adjacent to established neighborhoods with basic multi-modal connections to neighborhood-serving amenities which concurs with the description of Enhanced Neighborhood. Additionally, this property adheres to most of the metrics specified for the Low Density Non-Residential/Mixed-Use Development-Type, which call for neighborhood-focused commercial, multi-modal access as well as minimizing parking.

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2045 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Land Use



Staff finds that the request 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).

2. Transportation, Connectivity, and Walkability

Staff finds that the request 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).

3. Environmental Sustainability and Resiliency

The proposal meets the requirements for Environmental Sustainability and Resiliency, as the proposed plan does not require removal of any trees (B-PR7-1). Additionally, the applicant states that the proposal can be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).

4. Site Design

Staff finds that the request meets 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).

5. Building Form

Staff finds that the request meets the requirements for Building Form as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).

STAFF RECOMMENDS: APPROVAL, 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).

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



- 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.

1. ANDERSON ANDOVER COUNTRY CLUB, LLC MAP AMENDMENT REQUEST AND LOCHMERE TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC (4/23/26)*** – 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 (0.397 gross) acres for property located at 3433 Country Club Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community’s resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing the Neighborhood Business zone to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility. The request would result in the addition of twenty-six (26) new parking spaces.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval 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).

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

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.

Staff Presentation – Mr. Jeremy Young oriented the Commission with the area of the proposed zone change and the surrounding properties. He used aerial imagery from 2023 and 2026 to show the progression of the property and how it had been developed over the last three years. He indicated the applicant planned to build townhomes on the property and is requesting to expand an existing parking lot that is accessory to a restaurant, banquet facility, and athletic facility. He stated that the proposed development met the goals of the 2045 Comprehensive Plan.

He noted that the staff's recommendation was **Approval** and offered to answer and questions from the Commission.

- b. PLN-MJDP-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER GOLF COURSE) (5/3/26)* – located at 3433 COUNTRY CLUB DRIVE, LEXINGTON, KY
Council District: 7
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a new parking area, and a revised townhome and circulation layout, in support of the requested zone change from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (ZO Art. 21(b)(3)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Upload Open Space exhibit to Accela and include the open space requirements in the site statistics as a percentage. (Open Space)
4. Denote and label height of canopy. (ZO Art. 21-6(a)(8)) (Planning)
5. Addition of addresses for all properties. (ZO Art. 21-6(a)(14)) (Planning)
6. Addition of building line. (ZO Art. 21-6(a)(14)) (Planning)
7. Addition of missing information from previous plan. ((ZO Art. 21-6(a)(5)) (Planning)
8. Complete details in site statistics box. (ZO Art. 21-6(a)(13)) (Planning)
9. Addition of note on street cross-section B-B from previous plan, "No parking on street except as noted for mailbox," and label landscape median. (ZO Art. 21-6(a)(6)) (Planning)
10. Resolve any easement conflicts prior to obtaining a building permit. (SS&PS Manual 6.9.2) (Engineering)
11. Provide a turn-around greater than 150'. (Fire)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for assignment of address(es)/suite numbers. (Addressing)
3. Is the pond a standalone or does it connect to a blue line stream? (Environmental)
4. Discuss turnaround for new parking. (Fire)
5. Discuss loss of turnaround on Country Club Drive and loss of dumpster. ((ZO Art. 21-6(a)(6)) (Planning)
6. Discuss easement conflicts for homes on Country Club Drive. (ZO Art. 21-6(a)(10)) (Planning)
7. Discuss plan expiration. (Signed 6/3/20) (Planning)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of open space and vegetative areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Note: Ms. M. Davis entered the meeting at 1:45 pm.

Staff Presentation – Ms. Cheryl Gallt referenced the revised development plan to orient the Commission with the layout of the proposed development and the updated list of conditions.

She shared the location of the parking lot in which the applicant was requesting a zone change for and indicated where the developers would add a turn-around for emergency vehicles within the townhome section of the property.

Ms. Gallt presented a revised staff report which included the following requirements and conditions:

Requirements Not Met:

1. Upload Open Space exhibit to Accela and include the open space requirements in the site statistics as a percentage. (Open Space)
2. Resolve any easement conflicts prior to obtaining a building permit. (SS&PS Manual 6.9.2) (Engineering)
3. Provide a turn-around greater than 150' to the approval of the Division of Fire.

Waiver(s) Necessary – None at this time.

Design Considerations

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for assignment of address(es)/suite numbers. (Addressing)
3. Is the pond a standalone or does it connect to a blueline stream? (Environmental)
4. Discuss turnaround for new parking. (Fire)
5. Discuss loss of turnaround on Country Club Drive and loss of dumpster. ((ZO Art. 21-6(a)(6)) (Planning)
6. Discuss easement conflicts for homes on Country Club Drive. (ZO Art. 21-6(a)(10)) (Planning)
7. Discuss plan expiration. (Signed 6/3/20) (Planning)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

The Staff Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of open space and vegetative areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Ms. Galt concluded by stating that the staff recommends approval of the preliminary development plan. She offered to answer any questions from the Planning Commission.

Applicant Presentation – Attorney Dick Murphy reminded the Commission that in 2019 the Anderson Andover Property was part of a successful zone change, becoming the home of Carson’s restaurant and their connected event space. He stated that due to that success, they are now seeking expansion through town homes and additional parking for the restaurant.

Mr. Murphy requested that item #3 under the requirements not met section of the revised staff report be amended to extend to the approval of the final development plan to allow more time for the developers to achieve this goal. He clarified that this extension would provide a safe time frame for the adjustment.

Action – Mr. Forester made a motion, seconded by Mr. Nicol, and carried 9-0 (Wilson and J. Davis absent), to approve **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC** for the reasons given by staff.

Staff Comments – Ms. Galt suggested that any change to the conditions, specifically item #3, be included in the motion.

Action – Mr. Forester made a motion, seconded by Mr. Nicol, and carried 9-0 (Wilson and J. Davis absent), to approve **PLN-MJDP-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER GOLF COURSE)**, with the revised conditions presented by staff, modifying item #3 under requirements not met to read: Denote: Approval of turn-around by the Division of Fire at the time of approval of the final development plan.

2. BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH MAP AMENDMENT REQUEST AND CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT DEVELOPMENT PLAN

- a. **PLN-MAR-26-00006: BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH** (4/23/26)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone for 5.45 net (5.59 gross) acres for property located at 3000 Clays Mill Road. In addition to the rezoning request, the applicant is requesting a conditional use permit for a place of religious assembly and childcare center accessory to a place of religious assembly and a variance to reduce the landscape and buffer from 8 feet to 1.7 feet.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community’s resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The applicant is proposing the rezoning of the subject property to convert a portion of an existing structure into 5 apartment units.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval** for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan’s Goals and Objectives, for the following reasons:
 - a. The addition of residential units will help meet housing demand (Theme A, Goal #1.c).
 - b. The proposal will expand housing variety and choice (Theme A, Goal #1.b).
 - c. The proposal will result in minimal environmental impact (Theme A, Goal #3.c).
 - d. The request will increase the utility of an underutilized parcel (Theme A, Goal #2.a and Goal #2.d).

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.