

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

IN RE: **PLN-MAR-17-00008: ELKHORN SPRINGS DEVELOPMENT, LLC** - a petition for a zone map amendment from a Single Family Residential (R-1E) zone to a Planned Neighborhood Residential (R-3) zone, for 13.84 net (17.76 gross) acres, for property located at 1975 Russell Cave Road.

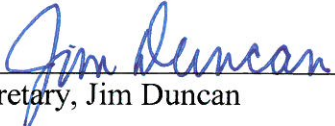
Having considered the above matter on **June 8, 2017**, at a Public Hearing, and having voted **8-1** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, and the adopted 2016 *Winburn-Russell Cave Neighborhoods Small Area Plan* (WRCN SAP), for the following reasons:
 - a. The 2013 Comprehensive Plan's Goals and Objectives encourage expanded housing choices (Theme A, Goal #1); support opportunities for infill, redevelopment and adaptive reuse that respect an area's context and design features (Theme A, Goal #2a.); encourage the development of underutilized and vacant land in a compact, contiguous and/or a mixed-use sustainable manner within the Urban Service Area (Theme E, Goals #1b. and #3); encourage providing for well-designed neighborhoods (Theme A, Goal #3); and support creating safe, affordable and accessible housing for all citizens (Theme A, Goal #1c.).
 - b. The 2016 *Winburn-Russell Cave Neighborhoods Small Area Plan* (SAP) identifies seven guiding planning principles to increase transportation connectivity; increase equity for residents; promote strategies to increase home ownership and improve housing conditions; optimize the use of land to promote mixed housing types; ensure infill is well designed and sensitive to existing neighborhoods; improve existing parks and improve public safety.
 - c. The requested zone change and proposed development will utilize vacant land inside the Urban Service Area, expand housing choices within the immediate area and provide a development pattern that respects the character of the immediate area.
 - d. The petitioner's proposal addresses the necessary transportation connection of Ward Drive from Russell Cave Road into the Winburn neighborhood, and several many of the design guidelines that ensure such infill is sensitive to the surrounding neighborhood.
 - e. As part of the SAP planning process, a set of design standards was developed for multi-family developments that provide a framework for evaluating the proposed development. The site planning guidelines have been partially met, based on preliminary design work, and any of the open space, landscaping, and architectural design guidelines will also be met.
 - f. Adherence to the design standards should ensure a context sensitive development and therefore, agreement with many of the goals established in the 2013 Comprehensive Plan and principles of the *Winburn-Russell Cave Neighborhood Small Area Plan*.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-17-00017: Winburn Estates Subdivision, Unit 3** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the following land use restrictions shall apply via conditional zoning:**
 - a. A 15' landscape buffer shall be provided and maintained adjacent to I-64/I-75 that is to consist of at a solid fence eight feet (8') in height, trees located thirty feet (30') on center and a solid hedge.

- b. All pole lighting on this site (exclusive of street lights provided on Ward Drive) shall be limited to a maximum of twelve feet (12') in height.

These restrictions are necessary and appropriate for the subject property to ensure greater compliance with the specific Winburn-Russell Cave Neighborhoods Small Area Plan recommendations, and to mitigate the noise impact that the I-64/I-75 expressway would have on a new residential development at this location.

ATTEST: This 16th day of June, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by September 6, 2017.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Cravens, Drake, Mundy, Richardson, Brewer, Plumlee and Wilson

NAYS: (1) Penn

ABSENT: (1) Owens

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **CONDITIONAL APPROVAL** of **PLN-MAR-17-00008** carried.

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