

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-24-00009: NEW REPUBLIC ARCHITECTURE** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone to Medium Density Residential (R-4) zone, for 0.31 net (0.52 gross) acres for property located at 226, 228, and 232 W Maxwell Street. (Council District 3)

Having considered the above matter on **June 27, 2024**, at a Public Hearing, and having voted **10-1** 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 proposed Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The proposal features a mixing of housing types by committing to develop rear accessory dwelling units (Theme A, Goal #1.b).
 - b. The proposed development intensifies underutilized parcels within the Infill and Redevelopment Area (Theme A, Goal #2.a).
 - c. By introducing accessory dwelling units to the original proposal, the proposed development raises the density of the site to a level that is consistent with the Historic South Hill area (Theme A, Goal #2.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The proposal increases the density of the original proposal to a level that is consistent and compatible with existing development within the South Hill Historic Overlay (H-1) zone (Theme A, Density Policies #2, and #4).
 - b. The request proposes incorporating accessory dwelling units into the garages, which will provide additional variety in housing choice (Theme A, Design Policy #8, Theme A Equity Policy #8), that will increase the density of the parcel in a context-sensitive manner (Theme A, Density Policy #2)
3. The justification and corollary Preliminary Subdivision Plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases density on an underutilized parcel (A-DN2-1), while providing additional flexibility in housing through the utilization of accessory dwelling units (D-SP9-1). (D-PL7-1). Additionally, the applicant engaged in significant public outreach efforts with the Historic South Hill neighborhood in connection with this request.
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development provides street trees and additional landscaping (A-DS5-2), and includes sidewalk connections to transit (A-DS-1-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), preserves a significant tree (B-PR7-1), and reduces the amount of impervious surface on-site (B-SU4-1).
 - d. The request meets the requirements for Site Design, as it utilizes landscaping, increased building articulation, and reduced setbacks to create a pedestrian-friendly streetscape (A-DS5-4).

- e. The request meets the criteria for Building Form, as the development provides connections to the structures from S. Mill, W. Maxwell, and Lawrence Streets (A-DS5-3), remains at a compatible scale with existing development within the South Hill Historic Overlay (A-DN2-2).
4. This recommendation is made subject to approval and certification of PLN-MJSUB 24-00006: Stephens & Winslow Subdivision (Parsons Green Development LLC Property) 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 9th day of August, 2024.



 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by September 25, 2024

Note: The corollary development plan, PLN-MJSUB-24-00006: STEPHENS & WINSLOW SUBDIVISION (PARSONS GREEN DEVELOPMENT, LLC PROPERTY) was approved by the Planning Commission on June 27th, 2024 and certified on July 12th, 2024.

Note: A dimensional variance was approved by the Planning Commission on June 27th, 2024.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Mattone, applicant's representative.**

OBJECTORS

- None.

OBJECTIONS

- None.

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, Johnathon Davis, Zach Davis, Forester, Meyer, Michler, Nicol, Owens, Wilson, and Worth

NAYS: (1) Pohl

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00009** carried.

Enclosures: Application
 Justification
 Legal Description
 Plat
 Development Snapshot
 Staff Reports
 Applicable excerpts of minutes of above meeting