

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-26-00003: 4184 TODDS, LLC** – a petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone and Agricultural Rural (A-R) zone to an Expansion Area Residential-2 (EAR-2) zone and Medium Density Residential (R-4) zone for 2.33 net (2.77 gross) acres for property located at 4184 Todds Road. (Council District 12)

Having considered the above matter on **March 26, 2026**, at a Public Hearing, and having voted **7-0** 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 proposed Expansion Area Residential-2 (EAR-2) zone is in agreement with the 1996 Expansion Area Master Plan, for the following reasons:
 - a. The request provides additional variety in residential options within the area (Community Design Element #5).
 - b. The request expands an existing network of interconnected residential uses (Community Design Element #4).
 - c. Due to the expansion of the Urban Service Boundary in 2024, the development is no longer adjacent to the Rural Service Area (Community Design Element #7), therefore, a higher density will not impact the agricultural land use in the area.
2. The proposed Expansion Area Residential-2 (EAR-2) and Medium Density Residential (R-4) zones are in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The request will help meet an increase in the demand for housing and provide a variety of housing options (Theme A, Goal #1.a, #1.b and #1.d; Theme A, Goal #2.b).
 - b. The request increases residential density on an underutilized parcel (Theme A, Goal #2.a and #2.d).
 - c. The proposed pedestrian connections and open space amenities of the design align with the environmental and quality of life components of the Comprehensive Plan (Theme B, Goal #2.d; Theme D, Goal #1.a).
 - d. The development will maximize utility of the development while maintaining the character of adjacent development (Theme E, Goal #1.e).
3. The requested Medium Expansion Area Residential-2 (EAR-2) and Medium Density Residential (R-4) zones are in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal increases residential density while still being sensitive to the surrounding context and connecting into the adjacent developed properties (Design Policy #4; Density Policy #1 and #2).
 - b. The request responds to the context of the corridor, providing additional density and intensity (Design Policy #4; Density Policy #1 and #2).
 - c. By locating the parking internally, within parking structures, the proposed development enhances walkability and bikeability (Design Policy #7).
 - d. The request will provide additional housing options for this area, which is predominately characterized by single-family detached structures or multi-family housing (Design Policy #8).
4. The justification and corollary development 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 residential density in a compact development(A-DN2-1; B-SU3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as it creates a pedestrian connection between existing residential development and future development (A-DS5-1; A-DS4-1).
 - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR-2-1), and minimizes impact on adjacent development through the use of buffering elements (B-PR3-1).
 - d. The proposal meets the criteria for Site Design, as the development improves pedestrian connectivity in the area (C-LI8-1), and provides for programmed open space (D-PL4-1).
 - e. The plan meets the criteria for Building Form, as it scaled to respect the context of neighboring structures (A-DS4-2) and minimizes significant contrasts in scale, massing and design (A-DN2-2).
5. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00007: CROSSROADS CHRISTIAN CHURCH LOT 3, (GARDEN ESTATES)**, 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 17th day of April, 2026.



 Secretary, Jim Duncan

ZACH DAVIS
 CHAIR

KRS 100.211(7) requires that the Council take action on this request by June 24, 2026.

Note: The corollary development plan of **PLN-MJDP-26-00007: CROSSROADS CHRISTIAN CHURCH LOT 3, (GARDEN ESTATES)**, was approved by the Planning Commission on March 26, 2026, and certified on April 9, 2026.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (7) Barksdale, Z. Davis, Forester, Nicol, Wilson, Michler, and Worth
 NAYS: (0)
 ABSENT: (4) Penn, Owens, J. Davis, and M. Davis

ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-26-00003** carried.

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

