

2. ANDERSON VILLAGE AT GREAT ACRES, LLC MAP AMENDMENT and GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC** (2/1/26)* – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone for 0.658 net (0.885 gross) acres for property located at 2788 Ruby River Drive (a portion of).

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 construct a single-story, 3,100 square-foot bank, with three drive-through lanes. 31 parking spaces are proposed at this time.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Postponement**, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
 2. The applicant should address the following Goals, Objectives, and Policies of the Comprehensive Plan:
 - a. Theme E, Goal #1.e: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features;
 - b. Density Policy #1: Locate high density areas of development along higher capacity roadways (minor arterial, collector), major corridors & downtown to facilitate future transit enhancements.
 - c. Connectivity Policy #3: Encourage Transit-Oriented Development, increase density along major corridors, and support transit ridership, thus reducing Vehicle Miles Traveled (VMT).
 3. The applicant should provide further information regarding the Corridor Place-Type, and the Medium Density Non-Residential Development-Type, and the respective Placebuilder Criteria.
- b. **VARIANCE** - In addition to the rezoning request above, the applicant requests a variance to increase the maximum vehicular use area permitted between the building and the street from 60' to 96'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended **Postponement**, for the following reasons:

1. The applicant should provide further information regarding the special circumstances of the property that justify the need for the variance.
 2. The applicant should provide greater information on as to how redesigning the site or its layout to meet the regulation is depriving the applicant of use of the property.
 3. The applicant should provide greater information discussing the impact of the proposed variance on the pedestrian experience within the area.
- c. **PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)** (2/1/26)* – located at 2709 & 2788 RUBY RIVER DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a building, parking, and parking circulation in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11) (Environmental)

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

2. Delineate the centerline of blueline stream on property. (Environmental)
3. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)
4. Check potential dumpster encroachment on Lot 8. (Engineering)
5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning)
7. Provide an open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
8. Orient vicinity to match plan. (ZO Art. 21-6(a)(3)) (Planning)
9. Denote construction vehicle access. (ZO Art. 21-6(a)(3)) (Planning)
10. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
11. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)
12. Label areas of access easement and add access easement maintenance note from previous plan. (ZO Art. 21-6(a)(15)) (Planning)
13. Depict VUA screening of an average of 8' in width. (ZO Art. 18-3(a)(2)(d)(1)) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 16-6(a)(2) - maximum of 60' of VUA between building and street in a B-3 zone.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Address stormwater management. (Engineering)

Plan Questions or Concerns:

1. Discuss internal pedestrian walkways greater than 24' wide (ZO Art. 16-6(a)(3)(c)) (Planning)
2. Discuss perimeter landscape requirements and timing of installation. (ZO Art. 18-3(a)(1)(a)(2)) (Planning)
3. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and 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 areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation – Mr. Young presented the zone change request to the Planning Commission. He oriented the Commission to the site, displayed aerial images, and described the surrounding context and zoning for the immediate area. A revised staff report was provided to the Planning Commission based upon an updated justification and development plan. He explained that the applicant had requested a Corridor Place-Type and Medium Density Non-Residential/Mixed-Use Development Type within a B-3 zone. He added that they had reduced the drive-through lanes from three to two and eliminated a row of parking, which eliminated the need for the variance request. Mr. Young explained that staff was recommending approval. He offered to answer any Commission questions at this time.

Development Plan Presentation - Mr. Chaney oriented the Commission to the associated preliminary development plan that depicted a bank with associated drive-through. He presented a revised staff report that reflected the revision that had been made. He explained the changes made in the parking lot that resulted in eliminating the variance. Mr. Chaney said that the Staff was recommending approval with the following revised requirements and conditions:

Requirements Not Met:

1. Delineate the centerline of blueline stream on property. (Environmental)
2. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)

3. Check potential dumpster encroachment on Lot 8. (Engineering)
4. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
5. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
6. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)

Conditions of Approval:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and 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 areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Commission Questions - Ms. Davis asked where the referenced blueline stream was located. Mr. Chaney replied that it was to the north, and not near the proposed development.

Applicant Representation - Attorney Dick Murphy and Tony Barrett, Barrett Partners, Inc, were present to represent the applicant. Mr. Murphy agreed with the staff recommendations and asked for approval.

Commission Comment - Chair Davis stated for the record that the applicant had withdrawn their variance request for this zone change.

Action - Mr. Owens made a motion, seconded by Mr. J. Davis, and carried 10-0 (Nicol absent), to approve **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC**, noting the reasons presented by Staff.

Mr. Owens made a motion, seconded by Ms. M. Davis, and carried 10-0 (Nicol absent), to approve **PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)**, subject to the seven conditions listed by staff and the list of corrections.

