

Rec'd by _____

Date: _____

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

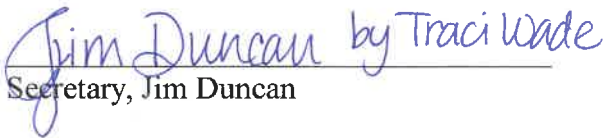
IN RE: PLN-MAR-23-00015: MEADOW OAKS FARM, LLC - a petition for a zone map amendment from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone, for 5.64 net and gross acres, for property located at 3320 Feliciana Lane (a portion of) and 6810 Man O War Boulevard (a portion of). (Council District 12)

Having considered the above matter on **October 26, 2023**, at a Public Hearing, and having voted **10-0** 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 Community Center (CC) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The proposal will promote and enhance tourism by providing accommodations for vacationers and individuals traveling to the proposed healthcare campuses on Polo Club Boulevard(Theme C, Goal #1.d).
 - b. The development will include a number of amenities and uses that are attractive to young and culturally diverse professionals, as well as a workforce of all ages and talents (Theme C, Goal #2.d).
 - c. The extensive internal pedestrian network and deliberate connections to the development to the north and south provide for safe social interactions between neighborhoods (Theme A, Goal #3.a).
2. The proposed rezoning is in agreement with the Policies of the 2018 Comprehensive Plan, for the following reasons:
 - a. The applicant's updated design provides for pedestrian scale development that is effectively connecting to existing neighborhoods and future growth anticipated in the rest of the Meadow Oaks/Ashford Oaks development (Theme A, Design Policies #1, 2, and 5).
 - b. The proposal expands the variety of housing present in the area, with multi-family dwelling units being introduced above the commercial and hotel uses (Theme A, Design Policy #8).
 - c. The request will allow additional neighborhood supportive businesses, such as restaurants, medical and dental offices, as well as offices for businesses and professional services that will support the surrounding area (Theme A, Density Policy #3).
 - d. The proposed mixed use development emphasizes large community greenspaces, as well as the site's natural features (Theme C, Livability Policy #7).
3. The justification and corollary development plan are in agreement with the development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the proposal buffers the proposed parking areas with landscaping, provides for multi-family housing along an arterial roadway, and incorporates pedestrian oriented commercial opportunities and additional neighborhood serving uses.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for safer and more direct pedestrian connections both within the site, and to the surrounding areas, and provides for an increase in density along a major roadway.

- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal will preserve the existing farm pond for use as an amenity, will retain the existing mature trees along the existing farm road, and will improve the overall tree canopy.
- 4. While it was not recommended within the Future Land Use element of the 1996 Expansion Area Master Plan, the proposal is in agreement with the following aspects of the plan:
 - a. The proposal provides a greater mixing of uses centered around common public open space within the cemetery, great lawn, and farm pond.
 - b. The request helps address issues of accessibility resulting from the shift in the originally anticipated location of the Community Center in Expansion Area 2.a.
 - c. The increase in residential density is in keeping with the intent of the Community Center zone, which prioritizes a vertical mixture of uses around public open space.
 - d. The proposed CC zone expansion will provide for greater pedestrian connections to the surrounding development, allowing nearby residents the ability to meet daily needs without having to utilize a car.
- 5. This recommendation is made subject to approval and certification of PLN-MJDP-23-00056 MEADOW OAKS UNIT 2 (ASHFORD OAKS)(AMD) 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 22nd day of November, 2023.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 24, 2024

Note: The corollary development plan, PLN-MJDP-23-00056 MEADOW OAKS UNIT 2 (ASHFORD OAKS)(AMD), was approved by the Planning Commission on October 26, 2023 and certified on November 9, 2023.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Forester, Davis, Wilson, Barksdale, Michler, Pohl, Owens Meyer, Judy, and Nicol
 NAYS: (0)
 ABSENT: (0)
 ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00015** carried.

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

