

Rec'd by _____
Date: _____

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

IN RE: **PLN-MAR-25-00018: DAILEY HOMES, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Mixed Low Density Residential (R-2) zone for 3.267 net (3.488 gross) acres for property located at 2914 Clays Mill Road (Council District 10).

Having considered the above matter on **January 29, 2026**, 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 **APPROVAL** of this matter for the following reasons:

1. The proposed Mixed Low Density Residential (R-2) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan’s Goals, Objectives and Policies 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, Objective b).
 - b. The request provides increased residential density on an underutilized parcel (Theme A, Goal 2, Objectives a and d).
 - c. The extension of Loretta Drive and the creation of a new connection to Clays Mill Road provide connectivity and street continuity (Theme A, Goal 3, Objectives b, d and e).
 - d. The additional street connection would provide a second access point for both neighborhood residents and emergency services (Theme A, Goal 4, Objective c).
 - e. 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, Objective d; Theme D, Goal 1, Objective a).

2. The proposed Mixed Low Density Residential (R-2) zone is in agreement with the Policies of the Imagine Lexington 2045 Comprehensive Plan, for the following reasons:
 - a. The introduction of compact townhomes within the area provides additional housing choice at a higher density than currently exists within the area (Design Policy #8; Density Policy #4).
 - b. The request provides a pedestrian-friendly street pattern (Design Policy #5).
 - c. The proposal calls for the continuation of an existing stub street, and promotes a grid-type street network (Design Policy #13).

3. 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 multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways (D-CO4-2) and connects an existing stub street (A-DS13-1).
 - c. The request several 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).

4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES 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 13th day of February, 2026.



Secretary, Jim Duncan

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by April 29, 2026.

Note: The corollary development plan PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) and waiver PLN-WAV-25-00007: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) were approved by the Planning Commission on January 29, 2026, and the preliminary development plan was certified on February 12, 2026.

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

OBJECTORS

- Eileen Lindsey

- John Rollins, 2116 Clays Mill Road

- Taylor Dunn

- Bob Sturdivant, President of the Pasadena Neighborhood Association

- William Burke, 2917 Jason Court

OBJECTIONS

- Stated that this development would add to the dangers of Clays Mill Road.

- Stated that there are four schools on Clays Mill Road and expressed concern with how the geotechnical report was executed.

- Asked the Planning Commission to postpone the project and expressed concerns about environmental impacts, traffic, and density.

- Stated that on a three-mile stretch of Clays Mill Road, there are 11 schools and three daycares, which impacts traffic and children's safety.

- Stated that he had a problem with the size and scope of the proposed project.

- Michael Harmon, 588 Cecil Way
- Carolyn Elliot, 2929 Neal Drive
- Harry Byrd, Ashley Way
- Tim Beirise. 2904 Jason Court
- Phillip Tincher, 2916 Neal Drive
- Whitney Payne, 627 Cecil Way
- Kristen Vicini, 525 Ashley Way
- Michael Burrell, 2905 Loretta Drive
- Stated his opposition to opening up Loretta Drive and taking away his quiet neighborhood.
- Told the Commission that they had been misled, and that there are no similar homes in the area.
- Stated that he believes that the narrow road would impede trash and emergency service vehicles.
- Stated his opposition to the proposed density.
- Stated that the scale and scope of the proposal are out of character for the neighborhood.
- Stated her desire to see a recently performed traffic study of the development area.
- Stated her concerns about traffic safety and commuting on Clays Mill Road.
- Stated his concerns about the requested waiver and the precedent it could set for future projects.

VOTES WERE AS FOLLOWS:

AYES: (8) Barksdale, J. Davis, Z. Davis, Forester, Owens, Wilson, Michler, and Worth

NAYS: (1) M. Davis

ABSENT: (2) Penn and Nicol

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-25-00018** carried.

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