

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

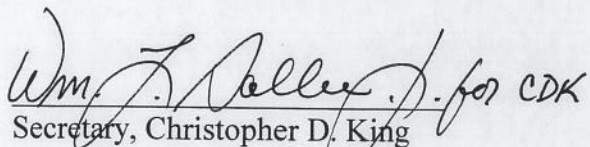
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: MAR 2013-20: ANDERSON CAMPUS RENTAL PROPERTIES (AMD.)** - amended petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 1.168 net (1.488 gross) acres, at 164-200 Simpson Avenue (even only); 1103-1109 Fern Avenue (odd only); and 1106 & 1108 Stillwell Avenue. (Council District 3)

Having considered the above matter on **January 30, 2014**, 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 requested High Density Apartment (R-4) zoning for the subject property is not in agreement with the 2007 Comprehensive Plan's recommendation for Medium Density Residential land use, defined as 5-10 dwelling units per net acre. However, two recent zone change requests (in 2012 and 2013) have been granted in the immediate area that have resulted in a major change of a physical and economic nature, altering the basic character of the area. These two zone changes were not anticipated by the 2007 Comprehensive Plan. The rezoning of nearby properties to the R-1T and R-4 zones has increased the permitted density of land use in this area over that recommended by the Plan.
2. This recommendation is made subject to approval and certification of **ZDP 2013-103: Lynn Grove Addition** 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 19<sup>th</sup> day of February, 2014.

  
Secretary, Christopher D. King

**MIKE OWENS**  
CHAIR

**Note:** The corollary development plan, **ZDP 2013-103: Lynn Grove Addition**, was approved by the Planning Commission on January 30, 2014, and certified on February 13, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by May 1, 2014.

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

OBJECTORS

- Ginny Daley, 136 Burley Avenue

OBJECTIONS

- She is concerned about the negative impact from the proposed development and other multi-family student developments on the existing single-family homes in the neighborhood.

VOTES WERE AS FOLLOWS:

- AYES: (8) Beatty, Berkley, Blanton, Brewer, Drake, Mundy, Owens, and Wilson
- NAYS: (1) Plumlee
- ABSENT: (2) Cravens and Penn
- ABSTAINED: (0)
- DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2013-20** carried.

- Enclosures: Application  
Plat  
Staff Report  
Applicable excerpts of minutes of above meetings

*[Handwritten signature]*  
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 Secretary, Council District 1