

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

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

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

**IN RE: PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP** – a petition for a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way. (Council District 2)

Having considered the above matter on **April 25, 2024**, at a Public Hearing, and having voted **8-0** 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 requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
  - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
  - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
  - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site's natural resources and key features (Theme B, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
  - a. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
  - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
  - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
  - d. The request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
  - a. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
  - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well-connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10- 1).

- c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
  - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
  - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 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 31<sup>st</sup> day of May, 2024.

  
 \_\_\_\_\_  
 Secretary, Jim Duncan

LARRY FORESTER  
 CHAIR

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

Note: The corollary development plan, PLN-MJDP-24-00018: Coventry (Belmont Farm) Lot 6 was approved by the Planning Commission on April 25, 2024 and certified on May 13<sup>th</sup>, 2024.

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

**OBJECTORS**

- None.

**OBJECTIONS**

- None.

**VOTES WERE AS FOLLOWS:**

AYES: (8) Forester, Nicol, Meyer, Barksdale, Worth, Zach Davis, Wilson, Michler,  
 NAYS: (0)  
 ABSENT: (3) Owens, Pohl, and Johnathon Davis  
 ABSTAINED: (0)  
 DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00006** carried.

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