

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

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

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

**IN RE:** **PLN-MAR-23-00018: JOYLAND CROSSING, LLC** - a petition for a zone map amendment from a Highway Service Business (B-3) zone and Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone, for 5.24 net (7.71 gross) acres for properties located at 2200 Old Paris Road and 2324 Paris Pike. (Council District 12)

Having considered the above matter on **November 16, 2023**, at a Public Hearing, and having voted **9-0** 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 Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposed rezoning encourages the expansion of housing choices by providing for higher density residential development in an area predominately characterized by single family residential uses (Theme A, Goal #1.b).
  - b. The request provides for dedicated accessible units that will serve Lexington's aging population, and population with disabilities (Theme A, Goal #1.c).
  - c. The request encourages redevelopment of underutilized parcels of land within the Urban Service Area (Theme A, Goal #2.a; Theme E, Goal #1.e).
  - d. The request will create additional demand for transit along the Paris Pike corridor, and the applicant has committed to providing funds toward the development of a transit shelter to serve the southern side of Paris Pike (Theme D, Goal #1.c).
2. The proposal is in agreement with the Policies of the 2018 Comprehensive Plan for the following reasons:
  - a. The request complies with the requirements for the Multi-Family Design Standards (Theme A, Design Policy #3).
  - b. The proposal directs increased residential density to one of our major corridors (Theme A, Density Policies #1, 2, and 4).
  - c. The development provides for adequate greenspace and focal points within the site (Theme A, Design Policy #10).
  - d. The development is designed so that the parking areas are not the primary visual component of the site (Theme A, Design 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 intensifies an underutilized property, demonstrates compliance with the requirements of the Multi-Family Design Standards, creates a defined vertical edge along the corridor, mitigates
  - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for extensive interior pedestrian circulation, lays the foundation for
  - c. future pedestrian connections along this portion of Paris Pike, and commits to providing transit infrastructure in the future.

- d. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the request does not impact any environmentally sensitive areas, creates centralized open space, and will increase the tree canopy present on site.
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00054: Jones/Cottrell Property and Joyland Crossing, LLC Property (Joyland Crossing Apartments) 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 20<sup>th</sup> day of December, 2023.

  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by February 14, 2024

Note: The corollary development plan, PLN-MJDP-23-00054: JONES/COTTRELL PROPERTY & JOYLAND CROSSING, LLC PROPERTY (JOYLAND CROSSING APARTMENTS), was approved by the Planning Commission on November 16<sup>th</sup>, 2023 and certified on November 30<sup>th</sup>, 2023.

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

**OBJECTORS**

- Katherine Perkins, 258 Swigert Avenue.
- Patty Draus, 608 Allen Court.
- Mike Slone 151 Strawberry Fields Road.
- Janet Ehrmantrout, 1977 Laclede Court.
- Amy Clark, 628 Kastle Road.

**OBJECTIONS**

- Stated she thought there should be conditions on the preliminary development plan and on the zone, to include continuous buffering of 20 feet around the property and a traffic light at the intersection.
- Stated she did not object to this application, but was concerned about the automobile and pedestrian traffic.
- Stated he was concerned with the height and the density proposed for the property, as well as its proximity to the Urban Service Area.
- Stated that she was concerned about the traffic and those issues should be figured out before the development goes forward.
- Stated that she was against this application because of the inadequate connectivity for pedestrians and drivers, and that she does not believe it will successfully develop and serve

- Adrienne Gleeson, 224 Preakness Drive.
- its purpose.
- Stated that this intersection is one of the deadliest in the state and is tremendously dangerous.

VOTES WERE AS FOLLOWS:

AYES: (9) Davis, Wilson, Barksdale, Michler, Pohl, Owens Meyer, Worth, and Nicol

NAYS: (0)

ABSENT: (1) Forester

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00018** carried.

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

