

Rec'd by KA

Date: 2/8/19

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

IN RE: **PLN- MAR-18-00021: JLG LAND CO.** - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 0.885 net (1.021 gross) acres, for property located at 375 Pasadena Drive. (Council District 10)

Having considered the above matter on **January 24, 2019**, at a Public Hearing, and having voted **7-1** 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 Townhouse Residential (R-1T) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
  - a. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans prioritize a mix of housing types and densities (Theme A, Goal #1), and recommend supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2, and Theme E, Goal #1).
  - b. The Comprehensive Plan also encourages maximizing development on vacant land within the Urban Service Area and promoting the use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.)
  - c. The proposed zone will allow for a slight increase in density, which may allow for a dwelling unit that is more affordable and complements the existing pattern of development pattern within the area, including those properties along Sun Seeker Court, Long Leaf Place and Broadleaf Lane. This proposed development will be compatible with the existing variety of housing, which will respect the context and design features of the area (Theme A, Goal #3.a.), and continue to diversify the variety of dwelling unit types within the immediate area.
  - d. The corollary development plan will provide direct pedestrian access to Pasadena Drive in support of Theme D, Goal #1.a. This objective recommends support for the Complete Streets concept, prioritizing a pedestrian-first design.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00084: Rollie Bishop Carroll, Sr. 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 8<sup>th</sup> day of February, 2019.

  
Secretary, Jim Duncan

WILLIAM WILSON  
CHAIR

Note: The corollary development plan, **PLN- MJDP-18-00084: ROLLIE BISHOP CARROLL, SR. PROPERTY** was approved by the Planning Commission on January 24, 2019 and certified on February 7, 2019.

K.R.S. 100.211(7) requires that the Council take action on this request by April 24, 2019.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Carter, engineer.**

**OBJECTORS**

- Gail Lightner, 279 Clearview Drive
  
- Jeff Schwab, 2445 Eastway Drive
  
- Jessica Bartley Jaramillo, 214 Hill N Dale Road
- Vance Bartley, 214 Hill N Dale Road
- John Meurer, 2596 Millbrook Drive
  
- Debbie Meurer, 2596 Millbrook Drive
  
- Chrispin Gabriel, 277 Hill N Dale Road

**OBJECTIONS**

- Submitted petition and stated that they are in agreement with the applicant, but would like to be notified of future development plan phases.
- Concerned about the proposed connectivity on to Eastway Drive and the increased traffic.
- Concerned about the increased traffic.
  
- Concerned for the safety of children.
- Concerned about the increased traffic, and believes that the subject property should be a single family home.
- Concerned with the increased traffic, overflow parking on the street, stormwater run-off, and the property values of their homes.
- Concerned for the safety of children.

**VOTES WERE AS FOLLOWS:**

AYES: (7) Berkley, Forester, Mundy, Nicol, Owens, Pohl, and Wilson

NAYS: (1) Plumlee

ABSENT: (3) Bell, Brewer, and Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00021** carried.

Enclosures: Application  
Plat  
Staff Report  
Applicable excerpts of minutes of above meeting