

Rec'd by TW  
Date: 11/10/17

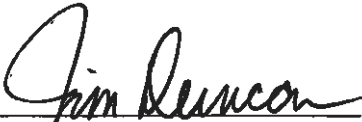
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: **PLN-MAR-17-00034: CHRIS AND JENNA WALKER** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Single Family Residential (R-1D) zone, for 0.53 net (0.64 gross) acres, for property located at 4907 Tates Creek Road. (Council District 12)

Having considered the above matter on **October 26, 2017**, 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 Single Family Residential (R-1D) zone is appropriate and the existing Agricultural Urban (A-U) zone is inappropriate for the subject property, for the following reasons:
  - a. The proposed R-1D zone is consistent with the adjoining lot that is intended to be consolidated and reconfigured in conjunction with the subject property, and single family residential is compatible in this location. Two single-family residences also constitutes context-sensitive infill development.
  - b. The existing A-U zone is intended to be a holding zone until public facilities and services are adequate. Generally, urban services have been available to serve this portion of the Urban Service Area since the mid-1980s, and the final roadway improvements to Saron Drive were completed approximately 10 years ago. In addition, the subject property is too small to accommodate any agricultural use of the property.
2. This recommendation is made subject to the approval and certification of **PLN-MJSUB-17-00054: Urban County Government/The Gardens of Hartland, Unit 1 (Amd.)**, 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 10<sup>th</sup> day of November, 2017.

  
Secretary/Jim Duncan

WILLIAM WILSON  
CHAIR

**Note: The corollary development plan, PLN-MJSUB-17-00054: URBAN COUNTY GOVERNMENT/THE GARDENS OF HARTLAND, UNIT 1 (AMD) was approved by the Planning Commission on October 26, 2017 and certified on November 9, 2017.**

K.R.S. 100.211(7) requires that the Council take action on this request by January 24, 2018.

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

**OBJECTORS**

- Ray Depa, president of Woodfield Homes Association
- William Madden, 1004 Red Rain Circle

**OBJECTIONS**

- Stormwater drainage in the area and the increased traffic.
- Stormwater drainage and the stacking in the turn lane on Tates Creek Road turning onto Saron Drive.

**VOTES WERE AS FOLLOWS:**

AYES: (9) Bell, Berkley, Brewer, Cravens, Mundy, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (2) Forester and Richardson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00034** carried.

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