

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

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

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

**IN RE: MAR 2012-8: THE FAIRWAYS AT ANDOVER, LLC** – petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 18.23 net and gross acres, for property located at 3435 McFarland Lane. (Council District 6)

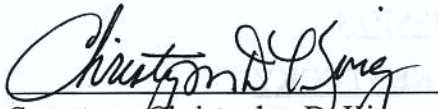
Having considered the above matter on **May 24, 2012**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter for the following reason:

1. A restricted Planned Neighborhood Residential (R-3) zone can be found to be in agreement with the 2007 Comprehensive Plan, for the following reasons:
  - a. The 2007 Comprehensive Plan recommends Low Density Residential (LD) future land use for the subject property, defined as 0-5 dwelling units per net acre or 0-4 dwelling units per gross acre. With 18.23 acres of property (net and gross), the Comprehensive Plan recommends a maximum of 91 dwelling units at this location.
  - b. R-3 zoning with a conditional zoning restriction to limit the type of housing to single family residential would be most compatible with adjacent neighborhoods.
  - c. If restricted via conditional zoning to 91 dwelling units, an R-3 zone would be completely in agreement with the Comprehensive Plan's land use recommendation for Low Density Residential land use.
  - d. The proposal provides for the collector street system to connect via the intersection of Kavanaugh Lane and Autumn ridge Drive on the subject property, as recommended by the Land Use Element of the 2007 Plan.
2. This recommendation is made subject to approval and certification of ZDP 2012-30: The Fairways of Andover prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses shall be restricted on the subject property via conditional zoning:
  - a. A maximum of ninety-one (91) residential dwelling units shall be permitted on the subject property.
  - b. The subject property shall be limited to detached single family residential use, allowable accessory uses and conditional uses approved by the Board of Adjustment.

These restrictions are appropriate and necessary for the subject property in order to ensure compatible development in agreement with the Comprehensive Plan, and appropriate density protections for the adjacent single family residential neighborhoods.



ATTEST: This 13<sup>th</sup> day of June, 2012.

  
Secretary, Christopher D. King

MIKE OWENS  
CHAIR

Note: The corollary development plan, ZDP 2012-30: The Fairways of Andover, was approved by the Planning Commission on May 24, 2012, and certified on June 7, 2012.

K.R.S. 100.211(7) requires that the Council take action on this request by August 22, 2012.

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

OBJECTORS

- Warren Snyder, 3500 Indian Summer Trail
- Norm Johnson, 1125 Chetford Drive

OBJECTIONS

- Concerned about the possible impact of additional stormwater runoff on his property and the nearby retention pond, in Autumn Ridge subdivision.
- That the proposed development could negatively impact the view from his property in Andover Forest.

VOTES WERE AS FOLLOWS:

AYES: (8) Beatty, Berkley, Brewer, Copeland, Cravens, Owens, Roche-Phillips, Wilson

NAYS: (0)

ABSENT: (3) Blanton, Penn, Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for CONDITIONAL APPROVAL of MAR 2012-8 carried.

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