

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

**IN RE: PLN-MAR-24-00015: BROOKE PROPERTIES, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to Neighborhood Business (B-1) zone, for 0.602 net 0.913 gross) acres for properties located at 2094 & 2098 Harrodsburg Road. (Council District 10)

Having considered the above matter on **September 26, 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 **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposal identifies the properties as an opportunity for reuse and future redevelopment (Theme A, Goal #2.a).
  - b. The proposal will give the subject properties the ability to intensify in the future in a manner that is still compatible with the neighborhood context along Springhurst Drive (Theme A, Goal #2.b).
  - c. The request will result in a well-designed neighborhood, that provides for safe connections to the adjoining residential areas.(Theme A, Goal #3.b).
  - d. The request would enhance the area with neighborhood-serving businesses (Theme A, Goal #3.b).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
  - a. The proposal provides an opportunity for redevelopment in the future that could increase utilization of the site without making the site incompatible with the adjoining single-family residential uses (Theme A, Design Policy #4).
  - b. The request will expand opportunities for neighborhood-serving businesses (Theme A, Design Policy #12)
  - c. Then request will be walkable from the adjoining neighborhood, and is pedestrian-friendly (Theme A, Design Policy #5).
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 criteria for Land Use, as the request would allow for neighborhood scale commercial uses and services (A-DS12-1; E-ST8-2), provides connections to nearby transit stops (A-DS1-2), and would allow for increased intensity and density with any future redevelopment of the site (D-CO3-1).
  - b. The proposed rezoning meets the majority of criteria for Transportation, Connectivity, and Walkability, as it provides pedestrian connections to nearby transit stops (A-DS1-2), utilizes shared parking arrangements (C-PS10-1), and is connected to the adjoining residential neighborhood (A-DS4-1).
  - c. The proposed rezoning addresses the Environmental Sustainability and Resiliency development criteria, as the proposal does not impact any environmentally sensitive areas (B-PR2-1), and maintains existing trees and tree canopy (B-PR7-1).

- d. The proposal addresses the criteria for Site Design as it locates parking to the rear of the site (A-DS7- 1), avoids overparking (C-PS10-2), and provides for connected neighborhood scale commercial development (C-LI8-1).
  - e. The proposed rezoning meets the criteria for Building Form, as the development's scale remains compatible with the adjoining single-family residential development to the rear (A-DN-2-2), reuses existing buildings (E-GR4-1), and would allow for future redevelopment that could intensify the site while allowing for a compatible transition to the neighborhood (A-EQ5-1).
4. Under the provisions of Article 6-7, the following restriction is recommended via conditional zoning:
- a. Outdoor loudspeakers shall be prohibited.
- These conditions are appropriate and necessary in order to protect the single-family residential uses within the Springhurst neighborhood.
5. This recommendation is made subject to approval and certification of PLN-MJDP-24 00065: Springhurst Subdivision, Unit 2 (Brooke Properties, LLC) (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 11<sup>th</sup> day of October, 2024.

  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by December 25, 2024

Note: The corollary development plan, PLN-MJDP-24-00065: SPRINGHURST SUBDIVISION, UNIT 2 (BROOKE PROPERTIES) (AMD) was approved by the Planning Commission on September 26, 2024 and certified on October 10, 2024

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Jon Woodall, applicant's attorney.**

### OBJECTORS

### OBJECTIONS

#### VOTES WERE AS FOLLOWS:

AYES:	(8)	Barksdale, J. Davis, Z. Davis, Forester, Michler, Owens, Wilson, and Worth
NAYS:	(0)	
ABSENT:	(3)	Nicol, Penn, & Pohl
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-24-00015** carried.

Enclosures:

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