

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

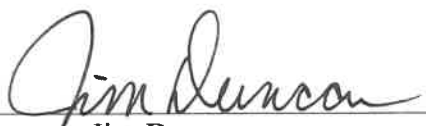
IN RE: **PLN-MAR-23-00021: TURNER MANAGEMENT, LLC** - a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, 13.075 net (15.479 gross) acres for property located at 5447 Bates Creek Road. (Council District 12)

Having considered the above matter on **December 14, 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 Planned Neighborhood Residential (R-3) 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 townhome development in an area predominantly characterized by single-family detached development (Theme A, Goal #1.b).
 - b. By developing an underutilized parcel of land within the Urban Service Area, the proposal supports goals relating to redevelopment and strategic growth (Theme A, Goal #2.a; Theme E Goal #1.e).
 - c. The request is oriented towards large areas of preserved open space that will act as a focal point for the development (Theme A, Goal #2.c).
 - d. The proposal provides for safe social interactions between neighborhoods by providing unobstructed sidewalk and vehicular connections to the adjoining residential neighborhood (Theme A, Goal #3.b).
 - e. The revised proposal creates an appropriate continuation of a public stub street (Theme A, Goal #3.e).
2. The proposal is in agreement with the Policies of the 2018 Comprehensive Plan for the following reasons:
 - a. The continuation of the stub street at Tykes Pass will increase connectivity in the area (Theme A, Design Policy #2).
 - b. The request provides for development that is sensitive to the existing single-family residential context of the surrounding area (Theme A, Design Policy #4).
 - c. By introducing attached townhome units into the area, the request increases the diversity in housing types (Theme A, Design Policy #8).
 - d. The plan will preserve the natural features present on the site, and prioritize the central open space (Theme B, Protection Policy #2).
 - e. Thee street system and pedestrian connections are appropriate for the context of the surrounding area (Theme D, Connectivity Policies #1 & 2).
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 increases the density of development on an underutilized lot, avoids over parking, avoids environmentally sensitive areas, and orients the development around a central open space.

- b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for direct connections to the adjoining neighborhood, provides safe and delineated pedestrian circulation within the site, and provides an appropriate extension of a stub street.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the rezoning works with the current landscape, preserves the existing spring and environmentally sensitive areas, will maintain existing mature trees, and will also work to increase the tree canopy.
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00074: GDK Farm, LLC (Turner 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 5th day of January, 2024.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by March 13, 2024

Note: The corollary development plan, PLN-MJDP-23-00074: GDK FARM, LLC PROPERTY (TURNER PROPERTY) was approved by the Planning Commission on December 14th, 2023 and certified on December 28th, 2023.

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

OBJECTORS

- None.

OBJECTIONS

- None.

VOTES WERE AS FOLLOWS:

AYES:	(9)	Forester, Wilson, Barksdale, Michler, Meyer, Pohl, Worth, Owens and Nicol
NAYS:	(0)	
ABSENT:	(1)	Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-23-00021** carried.

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

