

Rec'd by BCM

Date: 8-11-17


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

IN RE: **PLN-MAR-17-00024: WYNNDALE DEVELOPMENT, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Single Family Residential (R-1D) zone, for 10.14 net and gross acres, for property located at 3455 Saybrook Road. (Council District 9)

Having considered the above matter on **July 27, 2017**, at a Public Hearing, and having voted **11-0** 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 requested Single Family Residential (R-1D) zone is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The 2013 Comprehensive Plan recommends infill and redevelopment that is compatible with and context-sensitive to its environment, and, in this case, with two established single-family neighborhoods.
 - b. The Plan also states that infill development can have a positive impact on neighborhoods, but only if it respects the scale, massing and size of surrounding buildings. The petitioner proposes a single-family residential zone that will promote infill of this site by contributing to the existing well-designed neighborhood (Theme A, Goals #2 and #3).
 - c. The R-1D zone will provide lots that are more in character and similar in lot frontage to those in the adjoining neighborhoods; therefore, the R-1D zone will encourage context-sensitive infill development at this location.
 - d. The 2013 Plan recommends single-loaded streets when development is adjacent to greenways and open space throughout the community. The petitioner has proposed a partial single-loaded street, which can provide a shared view and easier maintenance of the greenway (and floodplain) around the South Elkhorn Creek. This open design and protection of this floodplain helps to meet *Theme B: Protecting the Environment* and *Theme D: Improving Desirable Communities* of the Plan.
 - e. The proposed development is contiguous to existing development and is located within the Urban Service Area, where all utilities can easily be extended to serve the development of this site.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-17-00056: Winding Creek at Monticello**, 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 11th day of August, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-17-00056: WINDING CREEK AT MONTICELLO** was approved by the Planning Commission on July 27, 2017 and certified on August 10, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by October 25, 2017.

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

OBJECTORS

- Otto Piechowski, 3451 Saybrook Road.

OBJECTIONS

- Sanitary sewer overflows in the neighborhood.

VOTES WERE AS FOLLOWS:

AYES: (11) Bell, Berkley, Brewer, Cravens, Forester, Mundy, Owens, Penn, Plumlee, Richardson, and Wilson

NAYS: (0)

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-17-00024** carried.

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