

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

IN RE: **PLN-MAR-22-00003: PROPCO NORTH BROADWAY, LEXINGTON, KY, LLC** - a petition for a zone map amendment from an Interchange Service Business (B-5P) zone to a Planned Neighborhood Residential (R-3) zone, for 6.022 net (15.204 gross) acres, for a portion of property at 2143 North Broadway. A conditional use for an assisted living facility has also been requested with this zone change. (Council District 6)

Having considered the above matter on **March 24, 2022**, 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. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will encourage the expansion of housing choices (Theme A, Goal #1) by converting the existing hotel into an assisted living facility that will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density residential and a mixture of housing types (Theme A, Goal #1.b and 1.c and Theme A, Goal #2.a and #2.c).
 - b. The proposed rezoning will support infill and redevelopment (Theme A, Goal #2), through the reuse of a property that will provide for well-designed neighborhoods (Theme A, Goal #3).
 - c. The proposed rezoning minimizes the disruption of the natural features on the property, reduces impervious surfaces, and increases tree canopy coverage (Theme A, Goal #3.c). Numerous parking spaces are proposed to be converted to vegetated open space.
 - d. The proposed project will incorporate greenspace and open space into the development project (Theme A, Goal #2.c), while promoting positive and safe social interactions with the surrounding neighborhood. These interactions will be achieved by providing pedestrian facilities through the site and connecting neighborhood for pedestrians and other modes of transportation and the removal of the current fence line along Judy Lane (Theme A, Goal #3.b).
 - e. The proposed rezoning will also allow for the creation of jobs and prosperity (Theme C, Goal #2), as an assisted living facility will generate more jobs than the current hotel.
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the development will re-utilize an older hotel property for a residential use, while providing amenities, increasing internal connectivity, and promoting the preservation and maintenance of natural features.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by prioritizing the inclusion of safe pedestrian facilities and connecting the neighboring local street system. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage, decrease impervious surfaces, and increase the vegetative coverage on the site.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00010: Hospitality Motor Inns, Inc. (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 15th day of April, 2022.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-22-00010: Hospitality Motor Inns, Inc. (AMD) was approved by the Planning Commission on March 24, 2022 and certified on April 7, 2022.

Note: A conditional use was approved to allow an assisted living facility, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by June 22, 2022.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Scott Southall, Landscape Architect.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Barksdale, Davis, de Movellan, Forester, Meyer, Michler, Penn, Pohl, and Worth

NAYS: (0)

ABSENT: (2) Bell, Nicol

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00003** carried.

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