

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


IN RE: **PLN-MAR-19-00015: URBAN COUNTY PLANNING COMMISSION (PENSACOLA PARK) (AMD)** – an amended petition for a zone map amendment to create an Historic District (H-1) zone for the Pensacola Park neighborhood for 92.68± gross acres, for properties located at, 96-171 Goodrich Ave., 101-224 Lackawanna Rd., 1801-1909 Nicholasville Rd. (Odd Addresses Only), 1855-1859 Norfolk Dr., 101-177 Penmoken Park, 1847-1877 Pensacola Dr., 108-199 Rosemont Garden, 105-175 Suburban Ct., and 101-166 Wabash Dr. (Council District 3)

Having considered the above matter on **October 24, 2019**, at a Public Hearing, the Commission, as applicant, **having voted to withdraw 1733, 1737, 1739 and 1915 Nicholasville Road** from the zone change, and having voted **7-0** 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 Historic District Overlay (H-1) zoning for this area is consistent with the following Themes, Goals, Objectives, and Policies of the 2018 Comprehensive Plan, as it relates to Historic Preservation:
  - a. Growing a successful community through well-designed neighborhoods, by encouraging existing neighborhoods to flourish through the use of neighborhood character preservation (Theme A, Goal #3.a).
  - b. Protecting and enhancing the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image (Theme D, Goal #3) by protecting historic resources and archaeological sites (Theme D, Goal #3.a), and incentivizing the renovation, restoration, development and maintenance of historic residential and commercial structures (Theme D, Goal #3.b).
  - c. Infill residential can and should aim to increase density while enhancing existing neighborhoods through context sensitive design (Design Policy #2).
  - d. Honor Lexington's History by requiring new development and redevelopments to enhance the cultural, physical, and natural resources that have shaped the community (Placemaking Policy #9).
  - e. Utilize critical evaluation to identify and preserve Lexington's historic assets, while minimizing unsubstantiated calls for preservation that can hinder the city's future growth (Growth Policy #5).
2. The Historic District Overlay (H-1) zoning for this area is mostly consistent with the recommendation of the Board of Architectural Review for an H-1 overlay district. The H-1 overlay district matches the recommendations found in the Pensacola Park Historic District (H-1) Designation Report (with one exception), and with the provisions of Article 13-3(g) of the Zoning Ordinance. Specifically, the following findings are applicable to the Pensacola Park neighborhood:
  - a. The study area is a cohesive, dense concentration of significant domestic architecture mainly dating from 1919 until 1944. This was a time of expansion and growth in Lexington's history. During this roughly 20 years (mostly between the world wars), the proposed historic district development offered well-designed, affordable, well-built homes to many first time homeowners and others.
  - b. The area includes over 400 period examples of the residential architecture popular during the development of Lexington between the wars. The historic buildings within the proposed district cover a range primarily of small and medium scale houses of one and one-and-one-half story in height. The area also includes a limited number of two-story, larger houses.
  - c. The structures within the study area are representative of several nationally popular architectural styles quite representative of the development period, including Colonial Revival, Craftsman, Bungalow, Tudor Revival, American Foursquare and Small American House.

- d. The level of architectural integrity is very high throughout the study area. The historic houses maintain their character-defining styles and forms. The streetscapes and layout remain unchanged. There are very few incidents of adverse character altering changes to structures or sites within the boundaries of the proposed district.
- e. The study area meets five of the nine criteria necessary for Local Historic (H-1) Overlay Zoning as established in Article 13, Section 13-3(g) of the Lexington-Fayette Urban County Zoning Ordinance. The historical importance and impact of the study area's diverse architectural styling on the Lexington community are only heightened by the continuity and integrity of the structures themselves, as well as the defined geographic area in which they were built. According to the Designation Report, the criteria met are:
  - i. Criteria 13-3(g)(1): It has value as part of the cultural or archaeological heritage of the county, state, or nation.
  - ii. Criteria 13-3 (g)(3): It is identified with a person or person or famous entity who significantly contributed to the development of the country, state, or nation.
  - iii. Criteria 13-3(g)(6): It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
  - iv. Criteria 13-3(g)(7): It has character as a geographically definable area possessing significant concentration of buildings or structures united by past events or by its plan or physical development.
  - v. Criteria 13-3(g)(8): It has character as an established and geographically definable residential neighborhood, agricultural area, or business district, united by culture, architectural style or physical plan and development.

ATTEST: This 8<sup>th</sup> day of November, 2019.

  
Secretary, Jim Duncan  
*by Traci Wade*

MIKE OWENS  
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 22, 2020.

**OBJECTORS**

- Chris Clendenen, attorney representing 1739 Nicholasville Road
- Jacob Walbourn, attorney representing Arcadia Rentals, LLC, 1733 & 1737 Nicholasville Road

**OBJECTIONS**

- Requested that 1739 Nicholasville Road be removed from the H-1 Overlay.
- Requested that 1733 & 1737 Nicholasville Road be removed from the H-1 Overlay.

**VOTES WERE AS FOLLOWS:**

AYES: (7) deMovellan, Forester, Mundy, Nicol, Owens, Penn, and Plumlee  
 NAYS: (0)  
 ABSENT: (4) Bell, Brewer, Pohl, and Wilson  
 ABSTAINED: (0)  
 DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00015** carried.

Enclosures: Application

Plat

Staff Report

Applicable excerpts of minutes of above meeting

