

Rec'd by Bm
Date: 11-11-16

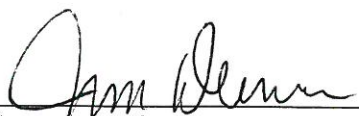
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMM II, INC. (AMD) –
amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone
to a High Density Apartment (R-4) zone for 0.48 net (0.58 gross) acres of property, located at 366
and 370 Glen Arvin Avenue. (Council District 1)

Having considered the above matter on **October 27, 2016**, 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 requested High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013
Comprehensive Plan, and its Goals and Objectives, for the following reasons:
 - a. The Goals and Objectives recommend expanding housing choices and planning for affordable and
accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c.
and Chapter 3: Growing Successful Neighborhoods). This development will provide attached single-family
residential dwelling units, which will provide for a mixture of types of housing in the immediate area, and
the Housing Authority will maintain the units within their inventory as subsidized rental units for utilization
by eligible low-income residents.
 - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy
for community growth (Theme A., Goal 2 and Theme E., Goal 1b). The applicant is proposing to add 11
dwelling units, at a density of 22.9 dwelling unit per acre, on property that has been identified as part of a
vacant land survey.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-16-00025: Bradley
Subdivision (Glen Arvin Townhouses)**, 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 November, 2016.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-16-00025: BRADLEY SUBDIVISION (GLEN ARVIN TOWNHOUSES) (AMD) was approved by the Planning Commission on October 27, 2016 and certified on November 10, 2016.

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

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

OBJECTORS

- John Dawson, 374 Glen Arvin Avenue
- Charles Robinson, 384 Glen Arvin Avenue
- Yvonne Jones, 415 Glen Arvin Avenue
- Charles Smith, 424 Glen Arvin Avenue
- Cecil Wolfal, 385 Glen Arvin Avenue

OBJECTIONS

- Increased congestion and limited area for large vehicles to turn around.
- There is only limited area for emergency vehicles.
- Increased traffic congestion and the lack of parking.
- Opposed to apartments.
- Increased traffic congestion and the lack of parking.

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, and Smith

NAYS: (0)

ABSENT: (1) Brewer

ABSTAINED: (0)

DISQUALIFIED: (1) Wilson

Motion for **APPROVAL** of **PLN-MAR 16-00010** carried.

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