

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-19-00009: WINTERWOOD, INC.** – an amended petition for a zone map amendment from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 3.82 net (3.92 gross) acres, for property located at 1812 Versailles Road. (Council District 11)

Having considered the above matter on **June 27, 2019**, at a Public Hearing, and having voted **11-1** 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 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 rezoning encourages the expansion of housing choices (Theme A, Goal #1), while also supporting infill and redevelopment (Theme A, Goal #2), and providing well-designed neighborhoods (Theme A, Goal #3).
 - b. The proposed rezoning works to achieve an effective and comprehensive transportation system (Theme D, Goal #1) by better utilizing and supporting the multi-modal system along Versailles Road and by properly terminating Hill Rise Drive.
 - c. The proposal seeks to accommodate the demand for housing in Lexington responsibly, prioritizing affordable higher-density residential and a mixture of housing types (Theme A, Goal #1, Objective b.).
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 site creates a residential development that is pedestrian-friendly, while also providing access to focal points and public green space. Additionally, the proposed rezoning seeks to increase the intensity of use on an underutilized, vacant parcel of land, while also minimizing the impacts on the surrounding environment and communities.
 - b. The proposed rezoning includes safe facilities for the potential residents of the site by prioritizing multi-modal connections and by connecting the site to the Versailles Road corridor and adjoining developments. 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 works with the current landscape, limits the impacts on the surrounding environment, maintains many of the current tree lines and canopy, and provides delineated access to the open space.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-19-00031: Winterwood, LLC**, 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 24th day of July, 2019.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-19-00031: Winterwood, LLC was approved by the Planning Commission on June 27, 2019 and certified on July 11, 2019.

Note: A conditional use was approved to allow a community center, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by September 25, 2019.

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

OBJECTORS

- Mark Smith, 1808 Versailles Road

OBJECTIONS

- Concerned with the density and the privacy of his home and doesn't believe that this will be an improvement to the corridor.

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00009** carried.

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