

Rec'd by _____
Date: _____

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


IN RE: PLN-MAR-24-00012: CLASSIC TRADITIONS, INC – a petition for a zone map amendment from a Single Family Residential (R-1C) to Townhouse Residential (R-1T) for 2.114 net (2.214 gross) acres for property located at 363 Pasadena Drive. (Council District 10)

Having considered the above matter on July 25, 2024, at a Public Hearing, and having voted 6-0 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 Townhouse Residential (R-1T) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan’s Goals and Objectives, for the following reasons:
 - a. The request will increase the residential density of the area, and introduce additional housing variety in an area predominantly characterized with single-family detached development (Theme A, Goal #1.b; Theme A, Goal #2.b).
 - b. By completing the last sections of Hill N Dale and Eastway Road, the proposal improves the connectivity of the Hill N Dale neighborhood (Theme A, Goal #3.b).
 - c. The expansion of the pedestrian sidewalk network will further connect the neighborhood and will encourage safe social interactions (Theme A, Goal #3.e).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request will provide additional variety in housing choice (Theme A, Design Policy #8), that will increase the density of the area in a context-sensitive manner (Theme A, Density Policy #2).
 - b. The proposal improves the pedestrian system within the neighborhood by adding sidewalk facilities and connectivity to Hill N Dale Road, Eastway Drive, and Pasadena Drive (Theme A, Design Policy #1).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan, as follows:
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases density by increasing the number of dwelling units on an underutilized parcel, (A-DN2-1), while providing for a more compact single-family attached housing type in a primarily comprised of single-family detached residential development (A-DN4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development connects existing stub streets to create additional connectivity for the subject property, as well as the adjoining neighborhood (A-DS13-1). The request expands upon the existing sidewalk network to provide new pedestrian connectivity between Hill N Dale Road, Eastway Drive, and Pasadena Drive.
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1).
 - d. The request meets the requirements for Site Design, as the request provides connections to Hill N Dale Road, Eastway Drive, and Sun Seeker court that will improve connectivity and circulation for the subject property as well as the larger neighborhood (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the townhomes mirror the orientation of the adjoining development along Leland Drive and reinforce the proposed access drive (A-DS5-3).

4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00045: Vernon & Roxie Harris Property, 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 16th day of August, 2024.


Secretary, Jim Duncan *by Traci Wade*

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by October 23, 2024

Note: The corollary development plan, **PLN-MJDP-24-00045: VERNON & ROXIE HARRIS PROPERTY** was approved by the Planning Commission on July 25, 2024 and certified on August 8, 2024

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Carter, applicant's representative.**

OBJECTORS

- Gail Lightner, 279 Clearview Drive .
- Jeff Schwab, 2445 Eastway Drive.
- Carla Rodriquez, 2509 Sun Seeker Court.
- Steve Justus, 2424 Eastway Drive
- Terry Ackerman, 2409 Eastway Drive.
- Jennifer Bailey, 2489 Eastway Drive.

OBJECTIONS

- Stated she had concerns with the potential connections, stormwater run-off, as well as these townhomes becoming short term rentals.
- Stated he had concerns about cut through traffic because of these new connections, and opined that a traffic light on Eastway would be necessary within six months.
- Stated she did not want Hill N Dale Road to be connected, and read a letter from their attorney expressing opposition to the application.
- Stated he was against the roadway connections, and stated that the developers never placed signs up to say that this was a possibility.
- Stated she was against this because the first set of townhomes are not completed yet and they have no idea how that will affect the neighborhood.
- Stated that she had concerns about the potential flooding that could take place, as well as the potential problems with the

sanitary sewers.

- John Hayes, 2322 Southview Drive.
 - Eric Spangler, 2489 Eastway Drive.
 - John Straley, 258 Hill N Dale Road.
 - Amy Clark, 428 Kastle Road.
- Stated that connecting the streets would lead to properties losing value, requested different solutions so that the streets would not be connected, and expressed concerns regarding potential flooding problems.
 - Stated he had concerns with the infrastructure such as the sanitary sewer.
 - Concerned about the safety of connecting these streets, stated that people will use this as a shortcut, and opined that this project would not improve the neighborhood.
 - Had concerns about the connections and that the neighborhood would not have access to the closest collector street.

VOTES WERE AS FOLLOWS:

AYES: (6) Barksdale, Michler, Owens, Pohl, Wilson, and Worth
NAYS: (0)
ABSENT: (4) Johnathon Davis, Zack Davis, Forester, and Nicol
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00012** carried.

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

