

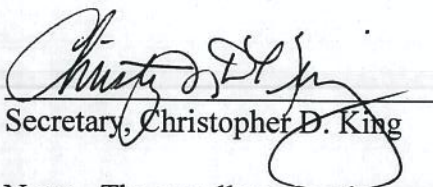
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2012-1: RML CONSTRUCTION** – petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) zone, for 14.78 net (17.47 gross) acres, for property located at 3600 & 3652 Winthrop Drive. (Council District 9)

Having considered the above matter on **January 26, 2012**, at a Public Hearing, and having voted **10-0** 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 is in agreement with the 2007 Comprehensive Plan for the following reasons:
 - a. The 2007 Comprehensive Plan recommends High Density Residential future land use for the subject property, which is defined by the Plan as 10-25 dwelling units per net acre.
 - b. The applicant proposes to construct multiple apartment buildings for 252 residential units (with 444 bedrooms) at a residential density of 17.05 dwelling units per net acre. The applicant's proposed residential development falls within the density range recommended by the Plan for the subject site.
2. This recommendation is made subject to approval and certification of **ZDP 2012-2: The Glen at Lochdale, Unit 4 (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 22nd day of February, 2012.


Secretary, Christopher D. King

DEREK PAULSEN
CHAIR

Note: The corollary development plan, **ZDP 2012-2: The Glen at Lochdale, Unit 4 (Amd.)**, was approved by the Planning Commission on January 26, 2012, and certified on February 9, 2012.

K.R.S. 100.211(7) requires that the Council take action on this request by April 25, 2012.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Ms. Rena Wiseman, attorney.**

OBJECTORS

- Lisa Rogers, 3206 Pimlico Parkway (on behalf of Anchor Baptist Church, 3601 Winthrop Drive)

OBJECTIONS

- Concerned about the possibility of additional traffic in the area, and about the safety of the retention basin on the property.

VOTES WERE AS FOLLOWS:

AYES: (10) Beatty, Berkley, Brewer, Blanton, Copeland, Cravens, Owens, Paulsen, Penn, Roche-Phillips

NAYS: (0)

ABSENT: (1) Wilson

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2012-1** carried.

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

ATTEST: This 27th day of February, 2012.

DEBRA KALISZ
CLERK



Note: The council's 2012-1 plan, MAR 2012-1, The Glen at Lockdale, Unit 4 (Amd), was approved by the Planning Commission on January 26, 2012, and carried on February 9, 2012.

(R.S. 190-21 (f)) requires that the Council take action on this matter by April 25, 2012.

At the public hearing before the Urban Council Planning Commission, this petition was reviewed by the Urban Council Planning Commission.

• Comments about the possibility of additional traffic in the area, and about the side of the street used for the proposed...
• Lisa Roy, a 3205 Pittston Parkway, for behalf of...
• 13-01