

Rec'd by _____
Date: _____

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

IN RE: PLN- MAR-23-00022: UCD MIDLAND, LLC – a petition for a zone map amendment from a Light Industrial (I-1) zone to a Downtown Frame Business (B-2A) zone, for 0.82 gross and 1.15 net acres for property located at 610 Winchester Road. (Council District 3)


Having considered the above matter on **February 22, 2024**, at a Public Hearing, 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 requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan’s Goals and Objectives, for the following reasons:
 - a. The proposed project will encourage expanded housing choices (Theme A, Goal #1), prioritizing higher density housing by adding 80 additional residential dwelling units (Theme A, Goal #1.a).
 - b. The proposed rezoning supports infill and redevelopment by infilling an industrial area that is now more appropriate for residential or mixed-use projects (Theme A, Goal #2.a; Theme E, Goals #1.c, 1.d).
 - c. The proposed project will prioritize multi-modal options to de-emphasize single occupancy vehicle dependence (Theme B, Goal #2.d), and support the Complete Streets concept, prioritizing a pedestrian first design that also accommodates the needs of bicycle, mass transit, and other vehicles (Theme D, Goal 1.a).
2. The requested Downtown Frame Business (B-2A) zone is in agreement with the 2045 Comprehensive Plan’s Policies, for the following reasons:
 - a. The proposed rezoning creates a people first design by providing expanded multi-modal connections and infrastructure (Theme A, Design Policy #1).
 - b. The proposal is in conformance with the Multi-Family Design Standards (Theme A, Design Policy #3).
 - c. The proposal activates the on-site structured parking using landscaping and wall openings, and locates the remaining lots to the rear of the property, where it is screened from view (Theme A, Design Policy #7).
 - d. The proposal concentrating higher density development along higher capacity roadways (Theme A, Density Policy #1).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the recommendations for Land Use, as the applicant’s proposal creates new walkable neighborhood serving commercial opportunities (A-DN3-1), increases density (A- DN2-1; D-CO3-1), and provides for a mixing of uses (C-LI4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides increased access to planned multi-modal trail systems, incorporates direct pedestrian linkages to the nearby transit stop (A-DS1-2), provides safe multi-modal connections to the surrounding development (A-DS4-1), and creates a walkable street with the use of trees and structures to incorporate vertical elements (A-DS5-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it will significantly increase the amount of green open space, and reduce the overall amount of

impervious surface on-site (B-SU4-1). Additionally, the proposed development will add canopy coverage along the Midland Avenue and Winchester Road frontages (B-RE1-1).

- d. The request meets the requirements for Site Design, Staff finds that this request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for additional interior programmable open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), is at an appropriate scale for development along a major corridor (A-DS4-2), and uses a trail, open space, landscaping and articulation in order to activate the road frontage (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00005 Arthur E Abshire Property (Lexington Cut Stone & Marble Tile Co)(UCD Midland) 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 8th day of March, 2024.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by May 22, 2024

Note: The corollary development plan, PLN-MJDP-24-00005: ARTHUR E. ABSHIRE PROPERTY (LEXINGTON CUT STONE & MARBLE TILE CO.) (AMD) was approved by the Planning Commission on February 22, 2024 and certified on March 7th, 2024.

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

OBJECTORS

- None.

OBJECTIONS

- None.

VOTES WERE AS FOLLOWS:

AYES:	(7)	Forester, Wilson, Barksdale, Meyer, Worth, J. Davis, and Z. Davis
NAYS:	(0)	
ABSENT:	(4)	Nicol, Owens, Pohl, and Michler
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-23-00022** carried.

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

