

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-26-00002: HILLPOINTE, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Medium Density Residential (R-4) zone for 38.998 net (39.148 gross) acres for property located at 3515 Richmond Road (a portion of). (Council District 7)

Having considered the above matter on **March 26, 2026**, 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 proposed Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The request will help meet an increase in the demand for housing and provide a variety of housing options (Theme A, Goal #1.a, #1.b and #1.d; Theme A, Goal #2.b).
 - b. The request increased residential density on an underutilized parcel (Theme A, Goal #2.a and #2.d).
 - c. The proposed pedestrian connections and open space amenities of the design align with the environmental and quality of life components of the Comprehensive Plan (Theme B, Goal #2.d; Theme D, Goal #1.a).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal increases residential density while still being sensitive to the surrounding context and connecting into the adjacent developed properties (Design Policy #4; Density Policy #1 and #2).
 - b. The request will provide additional housing options for this area (Design Policy #8).
 - c. The request is intended to meet the demand for a variety of income levels (Equity Policy #3).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases residential density in a compact development (A-DN2-1; B-SU3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as it creates a pedestrian connection between two existing residential developments (A-DS5-1; A-DS4-1).
 - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR-2-1), and minimizes impact on adjacent development through the use of buffering elements (B-PR3-1).
 - d. The proposal meets the criteria for Site Design, as the development improves pedestrian connectivity in the area (C-LI8-1), and provides for programmed open space (D-PL4-1).
 - e. The plan meets the criteria for Building Form, as it meets the Multi-Family Design Standards (A-DS3-1) is scaled to respect the context of neighboring structures (A-DS4-2) and minimizes significant contrasts in scale, massing and design (A-DN2-2).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00012: WHITE FARM**, 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 17th day of April, 2026.


Secretary, Jim Duncan

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by June 24, 2026.

Note: The corollary development plan of **PLN-MJDP-26-00012: WHITE FARM** was approved by the Planning Commission on March 26, 2026, and certified on April 9, 2026.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Nick Nicholson, attorney for the applicant.**

OBJECTORS

- Harsha Wijesira, Andover Estates

OBJECTIONS

- Expressed concerns about traffic impact and water detention.

VOTES WERE AS FOLLOWS:

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

Motion for **APPROVAL** of **PLN-MAR-26-00002** carried.

Enclosures: Application
Justification
Supplemental Justification
Legal Description
Notification Map
Development Snapshot
Staff Report
Supplemental Staff Report
Applicable excerpts of minutes of above meeting