

Rec'd by Bm

Date: 9-8-17

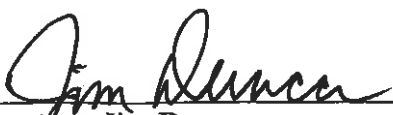
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-17-00026: LEESTOWN VA HOUSING, LLLP** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 10.68 net and gross acres, for property located at 2250 Leestown Road (a portion of). (Council District 12)

Having considered the above matter on **August 24, 2017**, 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 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of the Plan encourage expanded housing choices, specifically safe, affordable, and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A, Goal #1c.). The project will be comprised of 50 dwelling units that are deed restricted for low income households, with preference given to military veterans.
 - b. Additionally, the 2013 Comprehensive Plan recommends infill, redevelopment, and adaptive reuse that respects the area's context and design features (Theme A, Goal #2a); compact and contiguous development within the Urban Service Area (Theme E, Goal #1) and encourages development of vacant and underutilized parcels (Theme E, Goal #3). The petitioner plans to adaptively reuse four structures on the VA Medical Campus and construct six new buildings to provide necessary housing for disadvantaged populations. The VA Medical Campus is not only "found land," but is considered underutilized based upon its vast acreage and abundant open spaces. There will be an opportunity in the future to increase the density of the underutilized subject property above the density currently proposed.
 - c. The Goals and Objectives recommend well-designed neighborhoods that include mixed-type housing (Theme A, Goal #3), which the petitioner is providing with a combination of townhouses and multi-family dwelling units.
 - d. The 2013 Comprehensive Plan Goals and Objectives encourage accessible community facilities and services to meet the health, safety, and quality of life needs of residents and visitors (Theme D, Goal #2). The proposed residential development will have direct access to services provided by the Veterans Administration, as well as access to educational services.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-17-00076: Leestown VA Housing**, 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 September, 2017.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-17-00076: Leestown VA Housing was approved by the Planning Commission on August 24, 2017 and certified on September 7, 2017.

K.R.S. 100.211(7) requires that the Council take action on this request by November 22, 2017.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Rory Kahly, landscape architect.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Bell, Berkley, Brewer, Cravens, Forester, Mundy, Owens, Plumlee, Richardson, and Wilson

NAYS: (0)

ABSENT: (1) Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-17-00026 carried.

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