

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

IN RE: **PLN-MAR-18-00002: OVERBROOK FARM, LLC (AMD)** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Planned Neighborhood Residential (R-3) zone, for 51.53 net (54.55 gross) acres, for property located at 2451 and 2525 Armstrong Mill Road. (Council District 7)

Having considered the above matter on May 24, 2018, 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 **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The Comprehensive Plan recommends *Growing Successful Neighborhoods* (Theme A, and chapter 3), which encourages expanding housing choices that addresses the market for all of Lexington-Fayette County's residents (Goal #1b.): encourages infill, redevelopment and adaptive reuse that respects the area's context and design features (Goal #2a.); and providing well-designed neighborhoods, including neighborhoods that are connected for pedestrian and various modes of transportation (Goal #3 and #3b.). The petitioner has proposed a mixture of single-family, townhouses, and multi-family residential dwelling unit types to meet the needs of the community at a density of 6.2 units per net acre.
 - b. The 2013 Plan recommends *Protecting the Environment* (Theme B and Chapter 4) by encouraging sustainable use of natural resources (Goal #2b.) and management of green infrastructure, which includes the protection of environmentally sensitive areas, before development occurs. The petitioner proposes, through the corollary development plan, to maintain the floodplain and its associated greenway, as well as significant trees along the tributary of East Hickman Creek. The petitioner is also protecting an established tree line along the northern boundary of the site.
 - c. The 2013 Plan recommends *Improving a Desirable Community* (Theme D and Chapter 6) by working to achieve an effective and comprehensive transportation system (Goal #1). The petitioner is proposing the extension of Squire Oak Drive, a collector street, and will be required to make necessary improvements to Armstrong Mill Road to meet collector roadway standards. Within the right-of-way or Armstrong Mill Road, the corollary development plan also depicts a shared-use path as proposed by the Pedestrian Bicycle and Pedestrian Master Plan, (Gainesway Trail), which will allow for a connection to Gainesway Park.
 - d. The 2013 Plan recommends compact and contiguous development within the Urban Service Area through absorption of vacant and underutilized land (Theme E, Goal #1), which is being met by the petitioner's proposal. The Plan also emphasizes the importance of infill development being compatible with the existing uses surrounding the subject property. The petitioner is providing a fifty foot (50') landscape buffer along the existing Squire Oak subdivision, and locating single-family residential development adjacent to existing single-family residences.
3. This recommendation is made subject to approval and certification of the PLN-MJDP-18-00008: Samford & McCracken Farms, Unit 2 and Alford Property (Overbrook Farm, LLC), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffer restrictions are recommended for the subject property:

- a. Along the northeastern boundary of the subject property, shared use with the Squire Oak Subdivision, there shall be a fifty-foot (50') landscape buffer area. All existing trees shall be maintained, unless such trees have been identified as dead, diseased or dying and approved for removal by the Urban Forester.
- b. Along the northwestern property line shared with the Squire Lane right-of-way, there shall be a twenty-foot (20') landscape buffer area. All existing trees shall be maintained, unless such trees have been identified as dead, disease or dying and approved for removal by the Urban Forester.
- c. A twenty-foot landscape buffer shall be provided along the rear of any single-family residential lot that adjoins a collector street. A twenty-foot buffer shall include a 6-foot tall berm and combination of shrubs, evergreen and deciduous trees. Such landscape planting shall meet the opacity standards established in Article 18-3(a) of the Zoning Ordinance (double frontage lots).
- d. The total number of dwelling units within the zone change area shall be limited to three hundred and nineteen (319).

These restrictions are appropriate and necessary for the subject property in order to protect the surrounding are, its established tree line (northwest and northeast) that serve to buffer new development, and to buffer any potential double frontage lots along Armstrong Mill Road.

ATTEST: This 11th day of June, 2018.


 Secretary, Jim Duncan

WILLIAM WILSON
 CHAIR

Note: The corollary development plan, PLN-MJDP-18-00008: SAMFORD & MCCRACKEN FARMS, UNIT 2 & ALFORD PROPERTY was approved by the Planning Commission on May 24, 2018 and certified on June 7, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by August 22, 2018.

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

OBJECTORS

- Mr. Clendenon, represented Squire Oak Homeowners Association
- Mr. Billings, represented the Hartland Homeowners Association
- Elissa Baertschi, 1744 Farmview Dr.
- Jody Shoup, 3609 Old Oak Way
- Jenny Grulke, 2050 Delong Rd.
- Eric Lambert, resident of Hartland
- Dawn, Hardin, 2404 Shady Oak Pl.
- Charles Wilson, 2300 Abbeywood Rd.

OBJECTIONS

- Concerned about the proposed density of the development.
- Concerned about the proposed density of the development.
- Concerned with safety issues.
- Concerned with increased traffic.
- Concerned with increased traffic.
- Concerned with the sewer capacity.
- Concerned with safety issues.
- Concerned with cut-through traffic.

VOTES WERE AS FOLLOWS:

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

NAYS: (0)

ABSENT: (1) Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-18-00002 carried.

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