

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

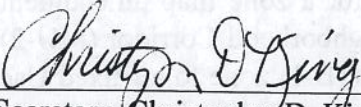
**IN RE:** **MAR 2014-19: NICOL DEVELOPMENT CO., LLC** – petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 1.21 net (1.723 gross) acres; from a Neighborhood Business (B-1) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.420 net (0.652 gross) acre; and from a Wholesale and Warehouse Business (B-4) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.880 net and gross acre, for property located at 1001, 1003, 1011, 1015 and 1021 North Limestone Street. (Council District 1)

Having considered the above matter on **December 18, 2014**, at Public Hearings, and having voted **6-5** 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 Mixed Use-2: Neighborhood Corridor (MU-2) zone is in agreement with the 2013 Comprehensive Plan, and the Central Sector Small Area Plan (CSSAP), for the following reasons:
  - a. The petitioner proposes a mixed-income, mixed-use development that maintains a cultural and historic church along the North Limestone corridor. Redevelopment plans include construction of two new structures with 80 dwelling units, 74% of which will be income-verified affordable units, and neighborhood-oriented land uses, such as a community center, coin-operated laundry and offices.
  - b. The subject property is located within Sub-Area D of the Central Sector Small Area Plan, and North Limestone has been designated as a “neighborhood connector” corridor within this particular area and a “focus area.”
  - c. One priority of the Sub-Area is to “retain unique character of North Limestone as a traditional neighborhood retail corridor” and also indicates a need to upgrade the North Limestone streetscape and building façades.
  - d. Associated with the redevelopment, the petitioner proposes significant stormwater improvements to alleviate existing drainage issues in the vicinity.
  - e. The petitioner’s proposed development will be a more efficient use of underutilized and vacant properties within the North Limestone corridor, and will be oriented to that minor arterial roadway.
  - f. Many of the Comprehensive Plan’s Goals and Objectives are met by the petitioner’s proposed rezoning and redevelopment of the subject property, including: to expand housing choices (Theme A, Goal #1); to support infill and redevelopment (Theme A, Goal #2); to encourage green infrastructure (Theme B, Goal #3); to support creation of a variety of jobs (Theme C, Goal #1); to encourage an entrepreneurial spirit and embrace a diverse and inclusive community (Theme C, Goal #2); to build a multi-modal and comprehensive transportation system (Theme D, Goal #1); to enhance and protect cultural and historic resources (Theme D, Goal #3); and to uphold the Urban Services Area concept (Theme E, Goal #1).
  - g. The Central Sector Small Area Plan encourages providing affordable housing, utilizing Best Management Practices for stormwater improvements, preservation of structures with historical and cultural value, and offering goods and services for local residents.

2. This recommendation is made subject to the approval and certification of ZDP 2014-94: Headley Subdivision, North Broadway Park Addition, Carr Builders (Embrace United Methodist Church), 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 5<sup>th</sup> day of January, 2015.

  
Secretary, Christopher D. King

MIKE OWENS  
CHAIR

Note: The corollary development plan, ZDP 2014-94: Headley Subdivision, North Broadway Park Addition, Carr Builders (Embrace United Methodist Church), was approved by the Planning Commission on December 18, 2014, and certified on December 30, 2014.

K.R.S. 100.211(7) requires that the Council take action on this request by March 18, 2015.

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

OBJECTORS

- Drew Shackelford, president of the North Limestone Neighborhood Association
- Roy Cornett, 136 Glenn Place
- Don Bolton, 114 North Broadway Park
- David Todd Singleton, 107 North Broadway Park
- Donnie House, 118 North Broadway Park
- Carmen Norris, 130 North Broadway Park
- Joe Goebeler, 126 North Broadway Park

OBJECTIONS

- Residents in the North Limestone NA do not believe they were properly notified of the proposed zone change or included in the process
- He is concerned that the non-residential component of the proposed mixed-use development does not qualify according to the Zoning Ordinance and will remain vacant
- He believes that the proposed development will “destroy the character of the neighborhood”
- He is concerned that the proposed development could remove existing greenspace and endanger pedestrians in the area
- He believes that approving the requested zone change could set a precedent for the development of additional high-density mixed-use projects in the area
- She is concerned that additional traffic from the proposed development could exacerbate existing traffic problems on North Broadway Park
- He does not believe that the proposed development will fit with the scale of the

existing neighborhood

- Ron Bradley, 107 North Broadway Park
- He believes that the proposed density is too high, and that the additional affordable housing is not needed in the area

VOTES WERE AS FOLLOWS:

AYES: (6) Berkley, Brewer, Cravens, Penn, Richardson and Wilson

NAYS: (5) Drake, Mundy, Owens, Plumlee and Smith

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2014-19 carried.

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

