

Rec'd by Bm
Date: 1-13-17

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

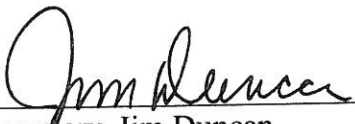
IN RE: **PLN-MAR-16-00019: COWGILL PARTNERS, LP** – a petition for a zone map amendment from Light Industrial (I-1) zone to a High Rise Apartment (R-5) zone, for 1.49 net (1.78 gross) acres, and from a Neighborhood Business (B-1) zone to a High Rise Apartment (R-5) zone, for 0.24 net (0.27 gross) acres, for properties located at 339, 341, 345, and 349 Blackburn Avenue and adjacent former railroad right-of-way. (Council District 2)

Having considered the above matter on **December 15, 2016**, at a Public Hearing, and having voted **8-0** 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 High Rise Apartment (R-5) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. A “Growing Successful Neighborhoods” recommends expanding housing choices, with emphasis on mixed-use and higher density development in certain situations to address a variety of community needs (Goals #1b. and #1d.). It also recommends supporting infill and redevelopment as a strategic component of growth, with focus on context sensitive design (Goal #2a.), and providing well-designed neighborhoods through mixed use and multi-type housing, and multi-modal transportation connections (Goals #3a. and #3b.).
 - b. The petitioners proposed zone change will enable redevelopment of an industrial site in the near downtown Northside neighborhood, very close the West Fourth Street corridor between Newtown Pike and Jefferson Street. The petitioner’s proposed project will provide additional housing options for the area Newtown Pike corridor in a context-sensitive manner, while offering multi-modal transportation connections (vehicular, bicycle, pedestrian and transit) to the urban core as well as Transylvania University and the BCTC Campus.
 - c. Theme C “Creating Jobs and Prosperity” encourages locating jobs where people live (Goal #, and vice versa, making it easier for citizens to get to employment centers and reduce congestion in the process. The petitioner’s proposed project is situated between the BCTC Campus, Transylvania University and downtown, thus an opportunity exists to provide high density housing near existing jobs and higher education.
 - d. Theme E “Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land” also encourages the utilization of underutilized land to uphold the Urban Service Area concept (Goal #1a.) and building in a compact, contiguous, and/or sustainable manner (Goal #1b). The petitioner is redeveloping an underutilized industrial site along West Fourth Street, which has been identified as a focus area for redevelopment in several supporting plans, thus fulfilling the intent of the Comprehensive Plan.
2. The subject properties are located within the boundary of the Central Sector Small Area Plan, adopted by the Planning Commission in 2009. The SAP identifies the Fourth Street corridor west of Jefferson Street as a focus area to better connect the new BCTC campus to Transylvania University.
3. The Downtown Lexington Masterplan recommends maximizing residential density of vacant sites (Recommendation #6), and this proposal furthers that recommendation.

4. The Fourth Street Zoning Study identifies the subject properties as part of a focus area, where an urban mixed-use zone should be created, which is a recommendation that is consistent with the Central Sector Small Area Plan. The Study also described an "opportunity district" for mid-density residential or mid-low density mixed-use development which could create a transition from more intense uses to single-family residences. The proposed R-5 zone will create a higher density and intensity along the West Fourth Street corridor to create a more urban environment, and which will act as a step down in land use (transition) between the more intense uses to the west and north and the single-family residences and church along Blackburn Avenue.
5. This recommendation is made subject to the approval and certification of PLN-MJDP-16-00045: Yellman's Subdivision (Blackburn Avenue), 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 13th day of January, 2017.


 Secretary, Jim Duncan

WILLIAM WILSON
 CHAIR

Note: The corollary development plan, PLN-MJDP-16-00045: YELLMAN'S SUBDIVISION (BLACKBURN AVENUE) was approved by the Planning Commission on December 15, 2016 and certified on December 28, 2016.

Note: Dimensional variances were approved for maximum height requirements, and reductions of front yard, side yard and open space requirements for this request, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by March 15, 2017.

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

OBJECTORS

- Faith Harders, 539 West Third St
- Marlee Bauman, 550 West Third St
- Barbara Grossman, 321 Blackburn Ave.
- Mark Klar, 321 Blackburn Ave.

OBJECTIONS

- Increased traffic and parking on narrow street.
- Environmental protection
- Increased traffic and event parking.
- Zone change is inappropriate for this area.

VOTES WERE AS FOLLOWS:

AYES: (8) Berkley, Cravens, Mundy, Owens, Penn, Plumlee, Smith, and Wilson
 NAYS: (0)
 ABSENT: (3) Brewer, Drake, and Richardson
 ABSTAINED: (0)
 DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR 16-00019** carried.

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