

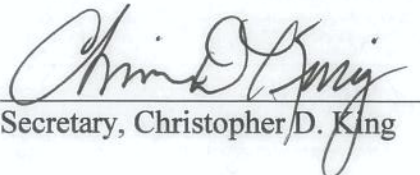
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **MAR 2015-5: BOSTON ROAD, LLC** – petition for a zone map amendment from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone, for 1.3385 net (1.3829 gross) acres, for property located at 3900 Boston Road. (Council District 9)

Having considered the above matter on **May 28, 2015**, at Public Hearings, 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.). The petitioner proposes a townhouse style development of 25 dwelling units, which creates a variety of housing types in the immediate area that complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to increase the density of this parcel, as compared to the surrounding area, to 9.38 dwelling units per net acre.
 - c. The Goals and Objectives recommend identifying areas of opportunity for infill development that respects the area's context and design features (Theme A, Goal #2, Obj. a). By completing the Mill Ridge Road subdivision with two single-family residences, the applicant is respecting the existing character and ensuring that there will be minimal disruption to the established adjoining neighborhood.
2. The proposed Planned Neighborhood Residential (R-3) zone is also more appropriate than the existing Professional Office (P-1) zone at this location, because the existing P-1 zoning is disconnected from other professional office development in the vicinity, while the R-3 zoning is compatible with the remainder of the property, and the adjacent land to the west and southeast of the subject property. Allowing the parcel to be in one zoning category will also permit a more consistent development for this location. The slightly higher density development along Boston Road, which is a collector street, will be an appropriate transition between the existing lower density single family residences and the business zoning to the north.
3. This recommendation is made subject to approval and certification of **ZDP 2015-25: Ted R. Osborn & Thomas Wood Property/Millpond, Unit 1-B, Section 2A (FKA Willow Oak)** 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 28th day of May, 2015.


Secretary, Christopher D. King


MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2015-25: Ted R. Osborn & Thomas Wood Property/Millpond, Unit 1-B, Section 2A (FKA Willow Oak), was approved by the Planning Commission on May 28, 2015, and certified on June 11, 2015.

K.R.S. 100.211(7) requires that the Council take action on this request by August 26, 2015.

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

OBJECTORS

- Michael Taulbee, 741 Mill Ridge Road

- Holly Taulbee, 741 Mill Ridge Road

OBJECTIONS

- Does not believe that the petitioner has presented adequate justification for the proposed change, or that there is sufficient demand for additional townhomes in the area.
- Believes that the existing P-1 zoning is appropriate, since a medical office is needed in the area.

VOTES WERE AS FOLLOWS:

AYES: (10) Berkley, Brewer, Cravens, Drake, Mundy, Owens, Penn, Richardson, Smith, and Wilson

NAYS: (0)

ABSENT: (1) Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of MAR 2015-5 carried.

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