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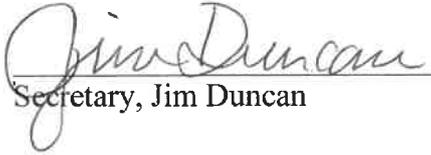
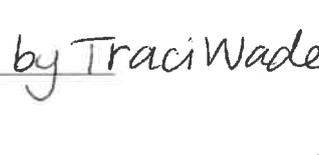
**RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: PLN-MAR-24-00017: ROSE HOLDINGS-LEXINGTON, LLC – a petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone, for 11.587 net (11.924 gross) acres for property located at 1899 Parkers Mill Road. (Council District 10)

Having considered the above matter on **May 22, 2025**, at a Public Hearing, and having voted **10-1** 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 Planned Neighborhood Residential (R-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will help meet an increase in the demand for housing. (Theme A, Goal #1.b; Theme A, Goal # 2.a).
 - b. The request will minimize the disruption of the environmentally sensitive areas by preserving the existing spring and floodplain areas (Theme A, Goal #3.a and #3.c).
 - c. The request will respect the surrounding single-family context while improving the density present on the site (Theme A, Goal #2.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan, for the following reasons:
 - a. The request conserves and protective environmentally sensitive greenways and wetlands (Theme B, Protection Policy #2).
 - b. The proposal will increase residential density while being sensitive to the surrounding single-family context (Theme A, Design Policy #4).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets criteria for Land Use, as the request increases density by increasing the number of dwelling units present on the property (A-DN2-1), and the applicant conducted several stakeholder meetings with the surrounding neighborhoods to discuss the proposal (D-PL7-1).
 - b. The proposed rezoning meets criteria for Transportation, Connectivity, and Walkability, as the proposed development provides sidewalk facilities that are not currently present (DCO2-1), and proposes to connect to the future pedestrian improvements along Parkers Mill Road (A-DS4-1).
 - c. The request meets the majority of the criteria for Environmental Sustainability and Resiliency, as the request will minimize its impact and protects environmentally sensitive areas (B-PR-2-1) through
 - d. The addition of a vegetative buffer around the floodplain (B-RE5-2), minimizing grading (B-PR9-1), and meeting the minimum tree canopy coverage (D-SP10-1).
 - e. The proposal meets applicable criteria for Site Design, as the development will provide open space incorporated into the development (A-DS9-2).
 - f. The plan meets the majority of the criteria for Building Form, as the proposed development is in keeping with the scale, massing, and design as other existing residential development in the vicinity (A-DN2-2; A-DS4-2).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-24-00081:LANE ALLEN PARK (LOTS 2 AND 3)** prior to forwarding a recommendation to the Urban County

Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

 by  LARRY FORESTER
Secretary, Jim Duncan CHAIR

KRS 100.211(7) requires that the Council take action on this request by August 20, 2025.

Note: The corollary development plan, PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 was approved by the Planning Commission on May 22, 2025, and certified on June 5, 2025.

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

OBJECTORS

- Peter Ecabert, attorney for a resident

- Carin Lovell, 1280 Colonial Drive

OBJECTIONS

- Stated his client's concern regarding traffic on Parkers Mill Road and asked for a postponement to review Mr. Simpson's filings.
- Stated that she was against this proposal and alleged that the applicant had not told them correct information and that the applicant was going to take out another significant tree on the property.

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, J. Davis, Z. Davis, Forester, Michler, Nicol, Owens, Penn, Wilson, and Worth
NAYS: (1) M. Davis
ABSENT: (0)
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-24-00017** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Report
Supplemental Staff Report
Applicable excerpts of minutes of above meeting