

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

IN RE: MAR 2016-14: RICKETTS PROPERTIES, LLC – petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 0.37 net (0.72 gross) acre, for property located at 300 Lindenhurst Drive (a portion of). (Council District 7)

Having considered the above matter on **April 28, 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 requested High Density Apartment (R-4) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Plan's 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 an apartment development with 48 two-bedroom and 24 one-bedroom dwelling units, which should create a variety of new dwelling unit types in the immediate area that is expected to 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 29.27 dwelling units per net acre.
 - c. The Goals and Objectives recommend identifying areas of opportunity for infill development that respect the area's context and design features (Theme A, Goal #2, Obj. a). The construction of additional apartments is consistent with the R-4 developments in the area and respects the existing character of the immediate area.
 - d. The proposed High Density Apartment (R-4) zone is compatible with the remainder of the property, as well as the adjacent land to the northwest of the subject property. Allowing the parcel to be in one zoning category will also permit a more consistent pattern of land use at this location.
2. This recommendation is made subject to approval and certification of ZDP 2016-47: Crestview Subdivision, Unit 1-B, Lot 16 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 May, 2016.


Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2016-47: Crestview Subdivision, Unit 1-B, Lot 16, was approved by the Planning Commission on April 28, 2016 and certified on May 11, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by July 27, 2016.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Carter, engineer.**

OBJECTORS

- Beverly White-Cox, 3515 Richmond Road

- Joann Heckman, representing Steeplechase Apartments

OBJECTIONS

- She is opposed to the density of the proposed development, as well as the height of the buildings, because she believes they will be out of character with the existing neighborhood.
- She is concerned that overflow parking from the proposed development could negatively impact the residents she represents, and that future residents could attempt to use their amenities.

VOTES WERE AS FOLLOWS:

AYES: (8) Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Richardson, Wilson

NAYS: (0)

ABSENT: (3) Berkley, Drake, Smith

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2016-14** carried.

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