

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

**IN RE:** **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC** a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone for 0.658 net (0.885 gross) acres for property located at 2788 Ruby River Drive (a portion of). (Council District 2)

Having considered the above matter on **December 18, 2025**, at a Public Hearing, 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 proposed Corridor Business (B-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The request would integrate well with the existing development and provide a transitional area for future, higher-density development (Theme A, Objective #2.b).
  - b. The request would create opportunity for business and job growth (Theme C, Goal #2.a).
  - c. The request would improve Lexington's transportation network by providing for pedestrian, bicycle and vehicular access (Theme A, Goal #3.d; Theme D, Goal #1.a, #1.b, and #1.d).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. The request provides pedestrian connections to Leestown Road and the adjacent neighborhood (Design Policy #1).
  - b. Although this proposed development does not provide the density that the Comprehensive Plan calls for along our corridors, the proposed zone would allow for additional opportunities for growth or redevelopment that would build towards greater density in the area (Design Policy #4).
  - c. The proposal provides infrastructure for a variety of transportation modes with sidewalk connections to Leestown Road and Ruby River Drive as well as bike lanes and transit connections along Leestown Road (Design Policy #5 and #6).
3. The justification statement and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
  - a. The proposed development meets the criteria for Transportation, Connectivity and Walkability and is located in an area accessible by pedestrians, cyclists, motorists and transit users (A-DS4-1) and reflects the desired Place-Type (D-CO1-1).
  - b. The plan meets the criteria for Land Use as the site is conveniently located near neighboring residential areas (A-DS12-1).
  - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR-2-1) and increases tree canopy (B-RE1-1).
  - d. The proposal meets the criteria for Site Design, as the applicant reduced the parking area in response to concerns from staff and the Zoning Committee (C-PS10-2) which eliminated the need for a variance.
  - e. The plan meets the criteria for Building Form, as the request is scaled appropriately for the area (A-DS4-2) and can create a context sensitive transition to higher density development.
4. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00071 GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES) (AMD)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

5. This recommendation of approval is subject to the following conditional zoning restrictions:  
Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning for the B-3 zone on the subject property:

**PROHIBITED USES**

- a. Establishments and lots for the display, rental, sale, service and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
- b. Drive-in restaurants.
- c. Indoor amusements, such as billiard or pool halls; dancing halls; skating rinks; miniature golf or putting courses; theaters or bowling alleys.
- d. Tattoo parlors.
- e. Carnivals and circuses.
- f. Pawn shops.
- g. Adult arcades, massage parlors, adult book stores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
- h. Advertising signs as regulated under Article 17 of the Zoning Ordinance (billboards).
- i. Hotels and motels.
- j. Cocktails lounges and nightclubs as principal uses.
- k. Outdoor recreational facilities, including go-cart tracks; archery courts; skate-board and roller skating tracks; trampoline centers; rifle and other firearm ranges; water parks; and other similar uses.

ATTEST: This 9th day of January, 2026.

 by   
Secretary, Jim Duncan

ZACH DAVIS  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by March 18, 2026.

Note: The corollary development plan, **PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)** was approved by the Planning Commission on December 18, 2025 and certified on December 30, 2025.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Dick Murphy, for the applicant.**

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES: (10) Barksdale, J. Davis, Z. Davis, Forester, Michler, Owens, Penn, M. Davis, Worth, and Wilson

NAYS: (0)

ABSENT: (1) Nicol  
ABSTAINED: (0)  
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-25-00023** carried.

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

