

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

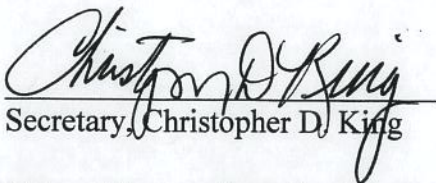
**RECOMMENDATION OF THE**  
**URBAN COUNTY PLANNING COMMISSION**  
**OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: MAR 2012-16: HOMES BY ANDERSON TATE** – petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone (with conditional zoning restrictions) to a High Density Apartment (R-4) zone, for 9.3 net (11.67 gross) acres, for property located at 4250 & 4290 Harrodsburg Road and 4113 & 4204 Reserve Road. (Council District 10)

Having considered the above matter on **November 15, 2012**, at a Public Hearing, and having voted **7-1** 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. Approval of the applicant's rezoning request will help fulfill several Goals and Objectives of the 2007 Comprehensive Plan, as well as many of the land use policies set out in the Plan, in particular the following Goals of the 2007 Comprehensive Plan will be furthered:
  - a. The proposed increase in density will be compatible with the existing condominium project to the south, and these units will be located in one less building than when the 2003 zone change was approved for the entire parcel. The increase in connectivity to Harrodsburg Road will facilitate ingress and egress for those additional units as well as the single-family homes to the east.
  - b. The application is consistent with Goal 8, which encourages creating strategies to enable and encourage appropriate infill and redevelopment of established developments and neighborhoods.
  - c. The application is consistent with Goal 15, which is to preserve, protect and enhance the character and quality of existing neighborhoods.
  - e. The application is in substantial compliance with the 2007 Comprehensive Plan because it supports increased residential density in a manner complementary to and compatible with existing nearby development.

ATTEST: This 28<sup>th</sup> day of November, 2012.

  
Secretary, Christopher D. King

MIKE OWENS  
CHAIR

Note: The corollary development plan, ZDP 2012-94: HIGBEE MILL RESERVE (A PORTION OF) (AMD), was approved by the Planning Commission on November 15, 2012, and certified on Nov. 28, 2012.

K.R.S. 100.211(7) requires that the Council take action on this request by February 13, 2013.

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

OBJECTORS

- Ray Waits, 2200 Old Higbee Mill Road
- Risto Marttinen, 4205 Reserve Road, #201
- Robert Nave, 4205 Reserve Road, #203

OBJECTIONS

- Concerned about the possibility of increased traffic on Old Higbee Mill Road and the need for a dedicated right-turn lane at its intersection with Harrodsburg Road.
- Concerned about existing steep slopes in the area proposed for development, including a limestone hillside that will need to be removed.
- Concerned about cut-through traffic on Reserve Road, and believes that a fire gate is needed to eliminate that traffic.

VOTES WERE AS FOLLOWS:

AYES: (6) Beatty, Cravens, Owens, Penn, Plumlee, Roche-Phillips

NAYS: (1) Brewer

ABSENT: (3) Berkley, Blanton, Mundy

ABSTAINED: (1) Wilson

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2012-16** carried.

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

MIKE OWENS  
CHAIR



Note: The corollary development plan 2012-04-HIGBEE MILL RESERVE (A PORTION OF [AMLD]) was approved by the Planning Commission on November 12, 2012, and certified on [DATE].

K.L.S. 100/21177) requires that the Council take action on this request by February 13, 2013.