

ORDINANCE NO. 125 - 2023

AN ORDINANCE CHANGING THE ZONE FROM A WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 2.668 NET (3.103 GROSS) ACRES, FOR PROPERTY LOCATED AT 2833 & 2853 LIBERTY ROAD. (LIBERTY PARK DEVELOPMENT, LLC; COUNCIL DISTRICT 6).

WHEREAS, at a Public Hearing held on September 28, 2023, a petition for a zoning ordinance map amendment for property located at 2833 & 2853 Liberty Road from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 8-0; and

WHEREAS, the Urban County Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 2833 & 2853 Liberty Road from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres, being more fully described in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 2 – That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 3 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: November 2, 2023



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: November 9, 2023-1t

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Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-23-00013: LIBERTY PARK DEVELOPMENT - a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres for property located at 2833 & 2853 Liberty Road. (Council District 6)

Having considered the above matter on **September 28, 2023**, 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. A rezoning to the 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 supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.
 - b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encourage safe social interactions by providing safe pedestrian connectivity to Liberty Road, Liberty Park, Brighton Trail, and the adjoining multi-family residential development (Theme A, Objective #1.b; Theme A, Objective #3.e; Theme A, Objective #4.a).
 - d. By providing significant connections to multi-modal paths and trails, the proposal reduces dependence on single-user vehicles (Theme B, Goal #2.d).
2. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed attached townhomes will act as a context sensitive transition between the single-family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4).
 - b. By orienting the structures to Liberty Road and the Brighton Trail, the request creates pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5).
 - c. By providing a housing type oriented towards workforce housing, the request is helping to meet demand for housing across income levels (Theme A, Equity Policy #1).
3. The justification and corollary development plan are in agreement with Development Criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.

- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas
- 4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family) 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 October, 2023.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by December 27, 2023.

Note: The corollary development plan, PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family), was approved by the Planning Commission on September 28, 2023 and certified on October 12, 2023.

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

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES: (8) Barksdale, Davis, Meyer, Michler, Nicol, Owens, Pohl, and Worth
 NAYS: (0)
 ABSENT: (2) Forester and Wilson
 ABSTAINED: (0)
 DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00013** carried.

- Enclosures:
- Application
 - Resolution Initiating Request
 - Neighborhood Association Letter
 - Map
 - Development Snapshot
 - Staff Reports
 - Applicable excerpts of minutes of above meeting

MAP AMENDMENT REQUEST (MAR) APPLICATION**1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)**

Applicant: LIBERTY PARK DEVELOPMENT, LLC, 201 W VINE ST, LEXINGTON, KY 405097
Owner(s): LIBERTY PARK DEVELOPMENT, LLC, 201 W VINE ST, LEXINGTON, KY 405097
Attorney: RICHARD MURPHY, 250 W MAIN ST, LEXINGTON KY

2. ADDRESS OF APPLICANT'S PROPERTY

2833 & 2853 LIBERTY RD, LEXINGTON, KY 40509

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
B-4	VACANT	R-3	RESIDENTIAL	2.668	3.103

4. COMPREHENSIVE PLAN

a. Utilizing Placebuilder, what Place-Type is proposed for the subject site?	ENHANCED NEIGHBORHOOD
b. Utilizing Placebuilder, what Development Type is proposed for the subject site? If residential, provide the proposed density	LOW DENSITY RESIDENTIAL

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input type="checkbox"/> NO

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	Private
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable



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Chris@MurphyClendenen.com

RICHARD V. MURPHY
CHRISTOPHER M. CLENDENEN

August 7, 2023

Mr. Larry Forester, Chairman
and Members of the Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

Re: Proposed zone change for 2833 and 2853 Liberty Road

Dear Chairman Forester and Members of the Planning Commission:

This letter is written on behalf of Liberty Park Development, LLC, which is filing a zone change application and development plan for the property at 2833 and 2853 Liberty Road. The property consists of approximately 2.7 net acres and is currently zoned Wholesale and Warehouse Business (B-4). We are requesting a zone change to the Planned Neighborhood (R-3) zone in order to allow the continuation of a single-family attached townhome development on the adjoining parcel which was approved March 23, 2023 by the Urban County Council.

DESCRIPTION OF PROJECT

The applicant, Liberty Park Development, LLC, is the same entity which received a zone change earlier this year for the next-door property at 2819 Liberty Road. That zone change approved a development consisting of single-family attached townhomes which will be available to sell to working families in Lexington.

As a result of discussions which started regarding sewer availability, the applicant has purchased the Subject Property. The Subject Property was rezoned to B-4 for a veterinary clinic and kennel in 2018. That project was never constructed.

Rezoning this property will allow a continuation of the project which was approved earlier this year which will increase the amount of housing available for sale to working families.

The Brighton Trail will remain as the focal point of the property, and the development will continue to give its residents access to the trail. In addition, Liberty Park is adjacent to Brighton Trail. Our residents will have direct access to Brighton Trail and Liberty Park and will have easy access to the trails to Liberty Elementary School and to other destinations in the Hamburg Area.

GOALS AND OBJECTIVES OF THE 2045 COMPREHENSIVE PLAN

This proposal is in agreement with the Goals and Objectives of the 2045 Comprehensive Plan. This development will supply housing for sale to working families, which will provide an additional option to residents in this area. We are close to apartment complexes on the northeast side of Liberty Road, and single-family detached homes on the southwest side of Liberty Road (Cadentown). Our project will supply an option for attached single-family housing for individual sale, thus complying with the objectives of Theme A, Goal 1, Expand Housing Choices, and Objective A.1.b., accommodating the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.

This project develops a tract which has been vacant for many years, supporting Goal A.2., to support infill and redevelopment throughout the Urban Service Area as strategic component of growth. It complies with Objective A.2.a. and A.2.b., by allowing infill development of this parcel in a single-family attached development which will be compatible with the surrounding land uses.

The development is also in agreement with Goal A.3., which calls for the provision of well-designed neighborhoods and communities. Objective A.3.b. calls for positive and safe social interaction in neighborhoods, including neighborhoods that are connected for pedestrians and various modes of transportation. The Brighton Trail, Liberty Trail and Liberty Park are adjacent to this property and provide that opportunity for social interaction. In addition, the development of this long-vacant tract will minimize the disruption of natural features (Objective A.3.c.). The presence of the Brighton Trail and Liberty Trail will provide safe routes for pedestrians and bicyclists to other community facilities including Liberty Park and Liberty Elementary in accord with Objectives A.3.e. and A.4.a. By providing housing for sale to working families, the proposal will support Goal A.5., to provide equitable development and to rectify Lexington's segregation caused by historic planning practices and policies. The development will help reduce Lexington-Fayette County's carbon footprint by fully utilizing the multi-model options on the Brighton Trail and Liberty Trail (Objective B.2.d.).

This project complies with Theme D, Improving a Desirable Community. It accommodates a pedestrian design, and it accommodates the needs of bicycle traffic, as well as automotive traffic on Liberty Road (Objective D.1.a.). It includes bicycles and walkways, as called for in Objective D.1.b.

Finally, the proposal complies with Theme E, Urban and Rural Balance. It assists in upholding the Urban Service Area concept by assisting in redevelopment of an underutilized corridor (Objective E.1.d.) and by maximizing development on vacant land within the Urban Service Area and enhancing urban form (Objective E.1.e.). Also, by developing this vacant parcel, it assists in maintaining the Urban Service Area Concept (Goal E.1.).

POLICIES

Our proposal successfully addresses the policies of the 2018 Comprehensive Plan.

Pertaining to the Design Policies under Theme A, Growing Successful Neighborhoods, this development provides a design which moves both vehicles and pedestrians in a context-sensitive manner (Policy 1). Liberty Road is fully constructed to ensure that police and fire service times and access are excellent (Policy 2). The development will transition from lower density residential across Liberty Road, to the higher density apartments to the east, thus being sensitive to the surrounding context (Policy 4). The development will provide pedestrian connections and will be walkable (Policy 5). Much of the parking will be in garages and the project is designed so that parking areas are not the primary visual component of the neighborhood (Policy 7). As mentioned above, townhomes for sale individually to working families will provide another housing choice in this neighborhood (Policy 5). The project is within walking distance of greenspace including Liberty Park and the Brighton Trail, which will be the focal point of the neighborhood (Policies 9 and 10).

As to the density policies under Theme A, Growing Successful Neighborhoods, this is an infill lot on a long-overlooked parcel which will increase density with a context-sensitive design (Policy 2). It provides a compact single-family housing type (Policy 6).

As to the equity policies under Theme A, the provision of housing available for purchase for working families helps meet the demand for housing across all income levels, as called for in Policy 1.

ENGAGEMENT

Jeff Morgan of Liberty Park Development, LLC had meetings and discussions with the Cadentown Association for the prior zone change. That engagement will continue for this zone change.

PLACE-TYPE, DEVELOPMENT TYPE AND REQUESTED ZONE

This proposal fits within the Enhanced Neighborhood Place-type, and within the Low-Density Residential (LR) development type. We are requesting the Planned Neighborhood Residential (R-3) zone which is a recommended zone for this place-type and development type.

DEVELOPMENT CRITERIA

Here is a discussion of the criteria that were not specifically addressed on the development plan, or which need further discussion:

- A-DS5-3 and A-DS10-1. The focal point of this development is the adjacent Brighton Trail. The buildings are oriented to provide a visual and pedestrian connection with the trail.
- A-DN2-1, A-DN6-1 and B-PR9-1. By utilizing attached single-family residential uses, this development acts as a transition between the single-family detached uses in Cadentown to the southwest side of Liberty Road, and the higher-density apartment uses on the northeast side of Liberty Road. This provides new compact

single-family housing types and will minimize to the greatest extent possible disturbance to the existing topography. There are no environmentally sensitive areas on the property.

- C-LI6-2. This development is designed to provide residential units for sale to working families. The smaller size of the units will preclude use of accessory dwelling units.
- C-LI7-1. This development will provide safe access to community facilities by utilizing the Brighton and Liberty trails to separate pedestrian and bicycle traffic from the automotive traffic on Liberty Road. There is nearby access to schools, employment, business, shopping and entertainment in the Man-O-War and Hamburg area, in addition to the nearby Liberty Elementary School.
- C-PS10-3. Most parking will be provided in garages and driveways. A few guest parking spaces are also provided. This development is not over-parked.
- D-PL7-1. As mentioned above, Jeff Morgan of Liberty Park Development, LLC will continue his discussions with the Cadentown neighborhood.
- E-GR9-1. The applicant intends to construct two-and three-bedroom units. Many have a flex room on the first floor which can serve as a home office or as a bedroom. Most customers have chosen to use that space as an office.
- E-GR9-4. This proposal will intensify underutilized properties and develop this property which is vacant and has been a gap within the neighborhood.
- A-DS1-1, A-DS1-2 and A-DS5-1. LexTran does not currently serve this portion of Liberty Road. The nearest available connections are to Pink Pigeon Parkway and Man-O-War Boulevard, both of which are easily accessible by vehicle, and can be accessed through the Brighton Trail. Thus, there are pedestrian linkages to the nearest available mass transit. The Brighton Trail and Liberty Trail provide separation of vehicles from pedestrian and bicycle travel.
- A-DS4-1 and A-DS10-2. As mentioned above, the Brighton Trail and nearby Liberty Trail are the focal points of this development. These trails interconnect with adjacent neighborhoods and school.
- B-CO1-1 and B-CO2-1. The trail system and Liberty Road have been constructed by the city and state and provide safe rights-of-way for traffic and pedestrian and bicycle traffic and separate the two uses.
- D-CO-2-2. This development connects directly to the Brighton Trail and Liberty Trail which are both generally accessible to those with disabilities.

- D-SP1-3. There is existing multi-modal transportation infrastructure to the nearby Liberty Elementary, including sidewalks, the shared use trails mentioned above and roadways that are adequate to handle the vehicular traffic.
- A-DS4-3. The use of this property for attached single-family units will utilize the existing landscape to the greatest extent possible.
- A-EQ7-3. The open space on the subject property will be private. We will provide our residents with connections to public open spaces and trails.
- B-PR7-1. We have connections to adjacent greenways, trees and the stream corridor on the Liberty Trail.
- E-GR3-1 and E-GR3-2. As mentioned above, visual and physical connections will be made to the Brighton Trail. The Brighton Trail itself is the focal point of this development and provides a unique opportunity for the residents to enjoy the benefits of the trail system.

CONCLUSION

Our proposal will allow development of a long-vacant parcel with attached single-family housing as a unified development with the property at 2819 Liberty Road. The orientation to the Brighton Trail will make this an attractive addition to this portion of the community.

Thank you for your consideration of this zone change request.

Sincerely,



Richard V. Murphy
Attorney for Liberty Park Development, LLC

RVM/prb
Justification Letter 8-3-23.docx

The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Fayette County Clerk's office. This description does not represent a boundary survey and should not be used for real estate conveyance or transfer.

**Liberty Park Development, LLC Property
Zone Change from B-4 to R-3
2833 Liberty Road
Lexington, KY 40509**

Beginning at a point on the existing R-3 zone delineation and being on the eastern Right-of-Way line of Liberty Road, said point being the southernmost corner of the parcel conveyed to Liberty Park Development, LLC in Deed Book 3971, Page 131 of the Fayette County Clerk's records; thence with the line of Liberty Park Development, LLC for three (3) calls:

1. N 58°39'09" E a distance of 50.23'
2. S 30°53'00" E a distance of 50.35'
3. N 59°04'14" E a distance of 306.35 to a corner of Brighton East Rail Trail parcel as conveyed to Lexington Fayette Urban County Government in Deed Book 3521, Page 112; thence with said southern line of said Trail parcel for one (1) call:
4. S 79°19'20" E a distance of 96.21 to the westernmost corner of the parcel conveyed to Helmsdale 2, LLC in Deed Book 3459, page 30; thence with the western line of said Helmsdale 2, LLC for one (1) call:
5. S 27°19'42" E a distance of 225.26 to the northeast corner of the parcel conveyed to Corky M. Donnelly in Deed Book 3005, Page 522; thence with the line Donnelly and the lines of Randy and Betty Havens as conveyed in Deed Book 2164, Page 581, Patricia Brown as conveyed in Deed Book 3205, Page 24 and Omead Properties, LLC as conveyed in Deed Book 3308, Page 168 for one (1) call:
6. S 62°40'18" W a distance of 299.00'; thence continuing with the line of said Omead Properties, LLC for one (1) call:
7. S 27°47'25" E a distance of 42.44' to a corner of the parcel conveyed to the Commonwealth of Kentucky in Deed Book 2712, Page 588; thence with the line of said Commonwealth of Kentucky for one (1) call:
8. S 59°22'01" W a distance of 80.63' to a point on the eastern Right-of-Way line for Liberty Road; thence leaving said Right-of-Way line for one (1) call:
9. S 53°45'34" W a distance of 51.95' to a point on the centerline of said Liberty Road; thence with said centerline for one (1) call:
10. N 36°11'10" W a distance of 363.35' to a point on said centerline; thence leaving centerline for one (1) call:
11. N 53°45'08" E a distance of 52.28' to the point of beginning, containing 3.103 acres Gross & 2.668 acres Net.

LIBERTY PARK DEVELOPMENT, LLC. (PLN-MAR-23-00013)

Rezone the property for a townhouse development.

2833 & 2853 LIBERTY RD

Applicant/ Owner

LIBERTY PARK DEVELOPMENT, LLC
201 W VINE ST
LEXINGTON, KY 40507
richard@murphyclendenen.com (Attorney)

Application Details

Acreege:

2.668 net (3.103gross) acres

Current Zoning:

Wholesale and Warehouse Business (B-4) Zone

Proposed Zoning:

Planned Neighborhood Residential (R-3) Zone

Place-type/Development Type

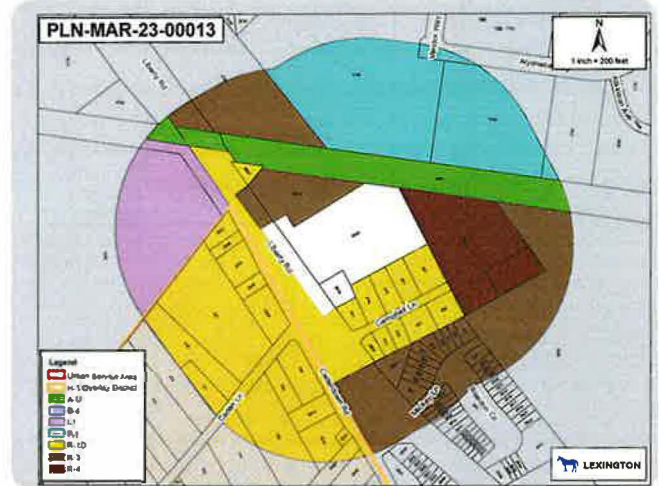
Enhanced Neighborhood

Low Density Residential

For more information about the Enhanced Neighborhood place type see Imagine Lexington pages 327-336. For more information on the Low Density Residential Development Type see page 271.

Description:

The applicant is seeking to rezone the subject properties in order to expand an approved townhouse development at the neighboring property at 2819 Liberty Road. The applicant proposes a total of 56 units, with a density of 15.41 units per acre.



Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Public Engagement

- The applicant has not indicated that any public outreach or engagement has occurred at this time.

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.

MURPHY & CLENDENEN, PLLC

ATTORNEYS AT LAW

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RICHARD V. MURPHY
CHRISTOPHER M. CLENDENEN

August 7, 2023

Via Email

Ms. Traci Wade
Mr. Thomas Martin
Division of Planning
Lexington-Fayette Urban County Government
101 East Vine Street, 7th Floor
Lexington, KY 40507

Re: Request for waiver and finding to allow use of an access easement
PLN-MJDP-23-00046
2833 and 2853 Liberty Road

Dear Ms. Wade and Mr. Martin:

I represent Liberty Park Development, LLC, the owner of the property at 2833 and 2853 Liberty Road.

We are requesting a finding to allow an access easement pursuant to Section 6-8(m) of the Subdivision Regulations, along with a waiver of the lot frontage requirements contained in Sections 6-4(c), Lot Frontage and Access, and any other pertinent sections of the Subdivision Regulations.

This project has an innovative design because many of the lots are designed to front on Brighton East Trail. This will encourage our residents to utilize Brighton East Trail and adjacent Liberty Trail, and it will also present a more aesthetically pleasing façade to the other users of Brighton East Trail and the park.

In addition, if we are unable to utilize the Brighton East Trail frontage and the access easement for other lots, it would be an exceptional hardship on the developer. This lot is oddly shaped, with a large frontage on the Brighton East Trail. Our proposed configuration places as many as lots as possible fronting on the Brighton East Trail. Requiring frontage on a public street

would not allow orientation to Brighton East Trail and would severely limit the number of units which could be provided on this property.

This is an infill project which will provide attached single-family houses for sale to the public. Our vehicular use access will be off of Liberty Road, and we will have pedestrian and bicycle access off of the Brighton East Trail. There are no public streets, other than Liberty Road, which are adjacent to or stub-in to this property.

Requiring a public street would serve no purpose, as there could be no connection to any other public street. A public street would also make it more difficult to fully develop the property. Allowing the use of access easements will allow the property to be developed to utilize the Brighton East Trail as a focal point, and to allow the sale of individual lots to individual purchasers. A homeowner's association will be formed to maintain the easement.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink that reads "Richard V. Murphy". The signature is written in a cursive style with a long, sweeping tail on the "y".

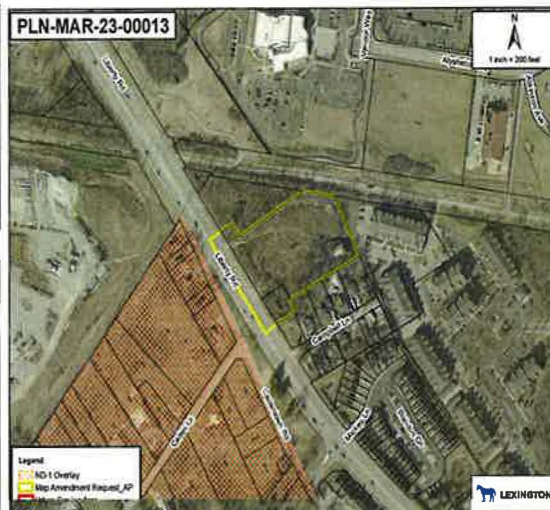
Richard V. Murphy,
Attorney for Liberty Road
Development, LLC

RVM/prb

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-23-00013: LIBERTY PARK DEVELOPMENT, LLC

DESCRIPTION OF ZONE CHANGE

Zone Change: From a Wholesale and Warehouse Business (B-4) zone
To a Planned Neighborhood Residential (R-3) zone
Acreage: 2.668 net (3.103 gross) acres
Location: 2833 & 2853 Liberty Road



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	B-4	Vacant
To North	A-U	Brighton Trail
To East	R-4	Residential
To South	R-1D	Residential
To West	R-1D/ R-3	Residential

URBAN SERVICE REPORT

Roads - The subject property has frontage on Liberty Road (KY 1927), a five-lane minor arterial roadway. The subject property also adjoins Brighton Trail, a multi-modal trail, to the north. Access to the site is proposed directly from Liberty Road.

Curb/Gutter/Sidewalks - Curb, gutter and sidewalks exist along this portion of Liberty Road. These urban improvements were constructed by the Kentucky Transportation Cabinet more than a decade ago.

Storm Sewers - The subject property is located within both the East Hickman and North Elkhorn watersheds. There are no FEMA Special Flood Hazard Areas on the property or in the immediate vicinity. Storm sewers exist in this portion of the Urban Service Area, and the developer will be required to address stormwater management on the subject property in compliance with the Engineering Stormwater Manual.

Sanitary Sewers - The subject property is located within the East Hickman sewershed. The property is served by the West Hickman Treatment Facility, located in northern Jessamine County. A connection to sanitary sewer facilities is available along the shared property line in the eastern portion of the properties.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area.

Refuse - The Urban County Government serves this portion of the Urban Service Area with collection on Tuesdays. If needed, refuse collection may need to be supplemented by a private service provider to accommodate the specific needs of the development.

Police - The subject property is located within the East Sector although the nearest police station is located approximately 4 miles northwest of the subject property, at the Central Sector Roll Call Center near Eastland Shopping Center.

Fire/Ambulance - The nearest fire station to the property is Station #21, located approximately ¾ mile south of the subject property at the intersection of Mapleleaf Drive and Dabney Drive, across Man O War Boulevard.

Transit - The subject property does not have direct access to an existing transit route. The closest available route is Lextran #10, which has a stop approximately 1/2 of a mile northeast of the subject property, at the Meijer Shopping Center on Paul Jones Way.

Parks - The subject property is located 180 feet southeast of Liberty Park, and is adjacent to the Brighton Trail.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Wholesale and Warehouse Business (B-4) zone to the Planned Neighborhood Residential (R-3) zone in order to construct a townhouse development.

PLACE-TYPE

ENHANCED
NEIGHBORHOOD

The Enhanced Neighborhood Place-Type is an existing residential area to be enhanced with additional amenities, housing types, and neighborhood serving retail, services, and employment options. Development should be context sensitive to surrounding areas and should add to the sense of place. Incorporating multi-modal connections is crucial to neighborhood success and viability.

DEVELOPMENT TYPE

LOW DENSITY RESIDENTIAL

Primary Land Use, Building Form, & Design

Primarily attached and detached single-family homes of varying formats, including accessory dwelling units. Homogeneous neighborhoods that do not include a mix of housing types should be avoided. Low density residential is only appropriate as a component of "Enhanced Neighborhoods" and "New Complete Neighborhoods", and should be supplemented by a variety of uses and housing options to create sustainable places.

Transit Infrastructure & Connectivity

Multi-modal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.

Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.

PROPOSED ZONING



The intent of this zone is to provide for medium density mixed residential development, including multi-family dwellings, group residential housing, compact housing types, attached and detached single family dwellings, and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should provide a variety of housing options rather than a single type. The medium density residential uses should be located along local and collector streets, with lower density residential uses located along local streets. Adequate multi-modal connections should be available to all residents, so to allow for long term viability and incremental growth. Low and Medium density residential land uses should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



This petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct an attached single family residential development. As proposed, the development consists of 56 units, for a total density of 15.41 units per acre. The units will be three stories, ranging from 2,079-2,772 square feet, with primarily rear attached garages. The development will include two direct connections to the Brighton Trail, as well as a sidewalk connection to the adjoining multi-family residential development to the east.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has spoken with several neighbors regarding the proposal, but has not indicated that any larger public engagement outreach has occurred. The applicant should conduct further outreach with the nearby neighborhood association(s) to discuss the proposed rezoning and development plan.

PROPERTY & ZONING HISTORY



The subject properties were zoned Single-Family Residential (R-1D) prior to the 1969 comprehensive rezoning of the city and county, and were utilized for single family residential uses. The residential uses on both parcels were removed with the road widening of Liberty Road. In 2015, the property at 2833 Liberty Road was rezoned to a restricted Wholesale and Warehouse Business (B-4) zone in order to establish a proposed veterinary clinic use (MAR-2015-8CZ). The parcel at 2853 Liberty Road was rezoned to B-4 in 2018 in order to be incorporated into the same development (MAR-18-00008).

While several amended development plans were filed for the vet clinic, the use was never developed, and both parcels have remained vacant since that time.

The adjoining property at 2819 Liberty Road was rezoned to the Planned Neighborhood Residential (R-3) zone in 2022 in order to establish an attached townhome development (MAR-22-00027). The applicant then acquired the subject properties and is seeking to utilize all three of the parcels for an expanded townhome development.

COMPREHENSIVE PLAN COMPLIANCE



The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

GOALS, OBJECTIVES, & POLICIES

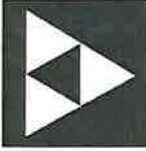
The applicant opines that they are in agreement with the adopted Goals and Objectives of the Imagine Lexington 2045 Comprehensive Plan. The applicant states that their proposal supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d). This request will activate vacant and underutilized parcels along a minor arterial corridor to provide additional housing.

The applicant also states that the proposal fulfills the goals of expanding housing choices (Theme A, Goal #1). The project will supplement the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units marketed towards workforce housing.

Finally, the applicant opines that the request meets goals relating to providing well-designed neighborhoods and encouraging safe social interactions. (Theme A, Objective #1.b). The proposed pedestrian network provides safe and direct trail connections to the Brighton Trail and Liberty Park (Theme A, Objective #3.e), as well as direct sidewalk connections to the adjoining apartments. (Theme A, Objective 4.a). The applicant opines that providing these multi-modal connections will promote walkability, and reduce the number of single-user vehicular trips (Theme B, Objective #2.d).

The applicant identified several policies within the Comprehensive Plan that are being met with this request. The applicant opines that the proposed townhouse development will act as a context sensitive transition between the single-family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4). By orienting the structures to Liberty Road and the Brighton Trail, the applicant opines that they are creating pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5). Finally, the applicant opines that by providing workforce housing, they are helping to meet demand for housing across income levels (Theme A, Equity Policy #1).

Staff agrees that the applicant's chosen Comprehensive Plan Goals, Objectives, and Policies are being met with this request.



PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the 2018 Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria.

The applicant indicates that the project is located within the Enhanced Neighborhood Place-Type and is a Low Density Residential Development Type. The Enhanced Neighborhood Place-Type is an existing residential area to be enhanced with additional amenities, housing types, and neighborhood serving retail, services, and employment options. The Low Density Residential Development Type is primarily comprised of attached and detached single-family homes of varying formats, including accessory dwelling units. This Development Type should create context-sensitive neighborhoods and should be supplemented by a variety of uses and housing options to create sustainable places. The proposed development will be connected to the nearby residential areas through the Brighton Trail, the pedestrian system along Liberty Road, and an internal connection to the adjoining apartment uses to the east. The request will build on these existing residential areas by providing additional housing types and stock. The staff agrees that the Enhanced Neighborhood Place-Type and the Low Density Residential Development Type can be appropriate at this location.

The Planned Neighborhood Residential (R-3) zone is a recommended zone for the applicant's chosen Place-Type and Development Type. Staff agrees that the Planned Neighborhood Residential (R-3) zone can be appropriate at this location.

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2018 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Site Design, Building Form and Location

A-DS5-3 Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.

While most of the units located along the Liberty Road frontage face the street, the two easternmost units are oriented towards the access drive, and present their sides to the roadway. The applicant should explore reorienting the structures to face and fully activate the Liberty Road frontage.

Otherwise, the proposal meets the criteria for Site Design, Building Form, and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.

2. Transportation and Pedestrian Connectivity

The proposal meets the Transportation and Pedestrian Connectivity criteria through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.

3. Greenspace and Environmental Health

The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape, provides for centrally located green open space, and has no impact on environmentally sensitive areas.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. The request supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.
 - b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encourage safe social interactions by providing safe pedestrian connectivity to Liberty Road, Liberty Park, Brighton Trail, and the adjoining multi-family residential development (Theme A, Objective #1.b; Theme A, Objective #3.e; Theme A, Objective #4.a).
 - d. By providing significant connections to multi-modal paths and trails, the proposal reduces dependence on single-user vehicles (Theme B, Goal #2.d).
 - e. The proposed attached townhomes will act as a context sensitive transition between the single-family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4).
 - f. By orienting the structures to Liberty Road and the Brighton Trail, the applicant opines that they are creating pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5).
 - g. By providing a housing type oriented towards workforce housing, the request is helping to meet demand for housing across income levels (Theme A, Equity Policy #1).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas
3. This recommendation is made subject to approval and certification of PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

1. LIBERTY PARK DEVELOPMENT, LLC ZONING MAP AMENDMENT AND ROSE H. BRIGDEN & MARK MCCLURE PROPERTY TRACT A DEVELOPMENT PLAN

- a. **PLN-MAR-23-00013: LIBERTY PARK DEVELOPMENT, LLC** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres for property located at 2833 & 2853 Liberty Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

This petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct an attached single family residential development. As proposed, the development consists of 56 units, for a total density of 15.41 units per acre. The units will be three stories, ranging from 2,079-2,772 square feet, with primarily rear attached garages. The development will include two direct connections to the Brighton Trail, as well as a sidewalk connection to the adjoining multi-family residential development to the east.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals, Objectives, and Policies, for the following reasons:
 - a. The request supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.
 - b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encourage safe social interactions by providing safe pedestrian connectivity to Liberty Road, Liberty Park, Brighton Trail, and the adjoining multi-family residential development (Theme A, Objective #1.b; Them A, Objective #3.e; Theme A, Objective #4.a).
 - d. By providing significant connections to multi-modal paths and trails, the proposal reduces dependence on single-user vehicles (Theme B, Goal #2.d).
 - e. The proposed attached townhomes will act as a context sensitive transition between the single- family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4).
 - f. By orienting the structures to Liberty Road and the Brighton Trail, the request creates pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5).
 - g. By providing a housing type oriented towards workforce housing, the request is helping to meet demand for housing across income levels (Theme A, Equity Policy #1).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas

3. This recommendation is made subject to approval and certification of PLN-MJDP-23-00046: Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval

- b. PLN-MJDP-23-00046: ROSE H. BRIGDEN & MARK MCCLURE PROPERTY, TRACT A & CADENTOWN SUBDIVISION (GENTRY FAMILY) (AMD) (11/5/2023)* - located at 2819, 2833, & 2853 LIBERTY ROAD, LEXINGTON, KY

Council District: 6
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict a townhouse residential development in support of the requested zone change from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone.

Note: The applicant submitted a revised plan on September 6, 2023. Based on that submittal, staff can offer the following revised conditions.

The Staff Recommends: Approval. There are questions regarding the tree protection map per Article 26 of the Zoning Ordinance.

The Staff Recommends: Approval, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Division.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Provided the Planning Commission grants the requested waiver.
9. Provided the Planning Commission makes a finding for the proposed access easements
10. Discuss orientation of Lots 31 & 32.
11. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres for property located at 2833 & 2853 Liberty Road. Mr. Crum indicated that the applicant is seeking to develop a 56-unit single-family attached townhome development at this location. Additionally, Mr. Crum stated that the applicant was choosing the Enhanced Neighborhood Place-Type and the Low Density Residential Development Type and that those selections were appropriate.

Mr. Crum presented a slight adjustment to the proposed findings for the zone change, which were displayed on the overhead screen. The revised findings are as follows:

1. A rezoning to the 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 supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

- b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encourage safe social interactions by providing safe pedestrian connectivity to Liberty Road, Liberty Park, Brighton Trail, and the adjoining multi-family residential development (Theme A, Objective #1.b; Theme A, Objective #3.e; Theme A, Objective #4.a).
 - d. By providing significant connections to multi-modal paths and trails, the proposal reduces dependence on single-user vehicles (Theme B, Goal #2.d)
2. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
- a. The proposed attached townhomes will act as a context sensitive transition between the single-family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4).
 - b. By orienting the structures to Liberty Road and the Brighton Trail, the request creates pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5).
 - c. By providing a housing type oriented towards workforce housing, the request is helping to meet demand for housing across income levels (Theme A, Equity Policy #1).
3. The justification and corollary development plan are in agreement with Development Criteria of the 2018 Comprehensive Plan.
- a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

Mr. Crum highlighted the adjoining multi-family and single family developments, as well as the H-1 overlay zoned properties associated with Cadentown directly across from the property, and the connections to the Liberty Trail. Mr. Crum displayed the development plan and noted that one parcel on the plan was rezoned about a year ago, but with the addition of the two parcels to be rezoned, the applicant has added more townhomes to the site. Mr. Crum stated that the site would be providing low density residential and would be adding additional housing and utilizing this site for additional housing.

Mr. Crum concluded his presentation stating that Staff is recommending Approval of this application, and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin reiterated that this site has 56 townhouses with a connected access easement system from the previous zone change on this property. Additionally, Mr. Martin stated that the new development would extend the frontage from the previous development on the Brighton Trail and had the same orientation as the development the Planning Commission previously approved. Mr. Martin also noted an emergency connection on the east side of the property that was required.

Mr. Martin indicated that there was an associated waiver and access easement request, but Mr. Martin noted that the waiver was identical to one on the previously approved plan for frontage on the Brighton Trail. The Staff recommends approval of the waiver and finding.

Mr. Martin noted the conditions, including condition #10 and indicated that Staff had spoken at length during the Subdivision Committee meeting about the orientation of lots 31 & 32.

Mr. Martin concluded that Staff was recommending Approval of the development plan and could answer any questions from the Planning Commission.

Commission Questions – Mr. Nicol asked if condition #10 could be struck out, and Mr. Martin indicated that it could.

Applicant Presentation – Dick Murphy, attorney for the applicant, stated that they agree with Staff's recommendations on both the zone change and the development plan. Mr. Murphy stated that this will provide townhomes for working class families. Additionally, Mr. Murphy stated that originally they had requested a waiver to build a private pump station, but thanks to the applicant buying the land associated with the zone change, the private pump station, that was no longer necessary.

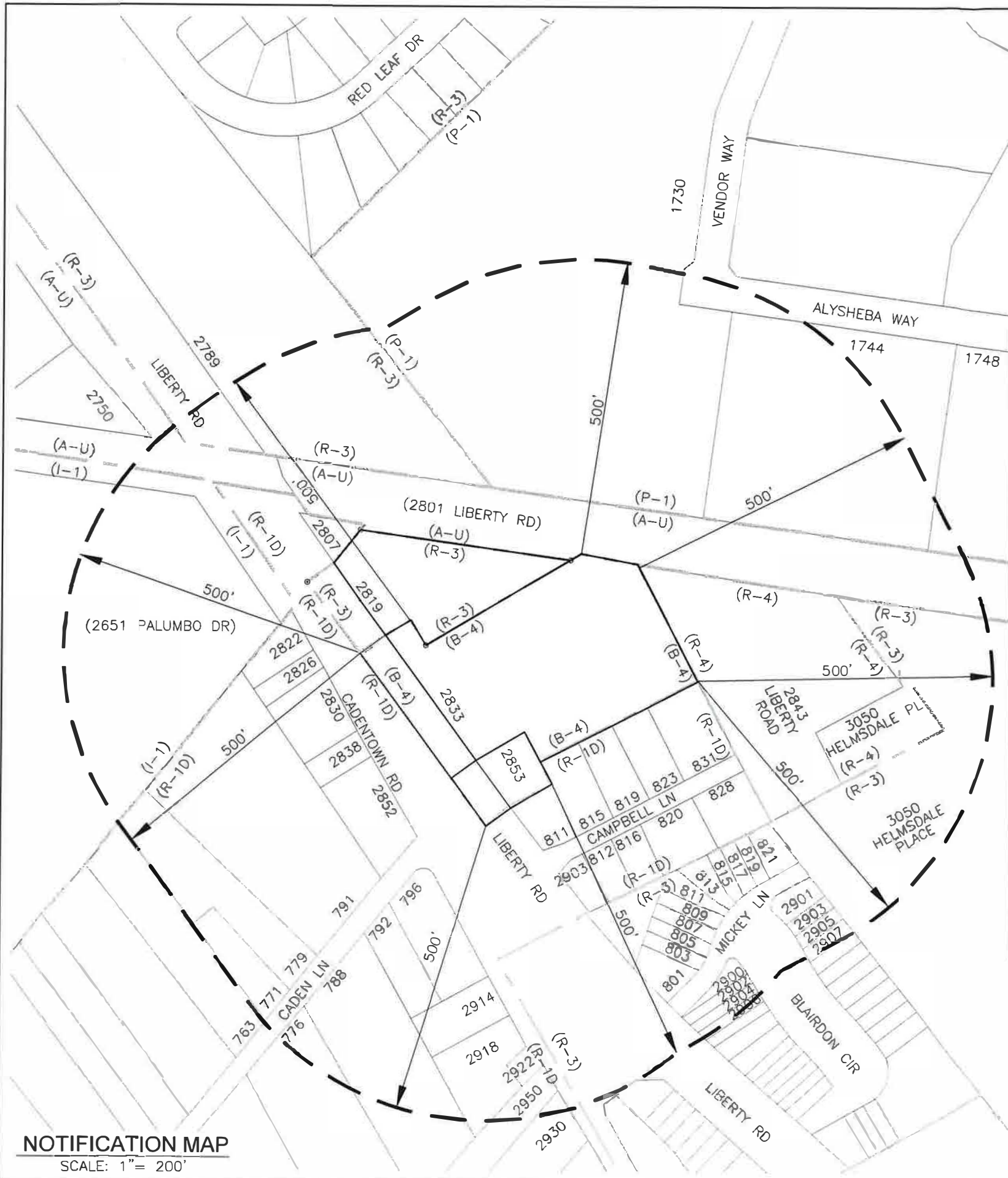
Mr. Murphy concluded by reaffirming his support for the Staff's recommendations and stating he could answer any questions from the Planning Commission.

Action – A motion was made by Mr. Nicol, seconded by Ms. Meyer, and carried 8-0 (Forester and Wilson absent) to Approve PLN-MAR-23-00013: LIBERTY PARK DEVELOPMENT, LLC for reasons provided by Staff.

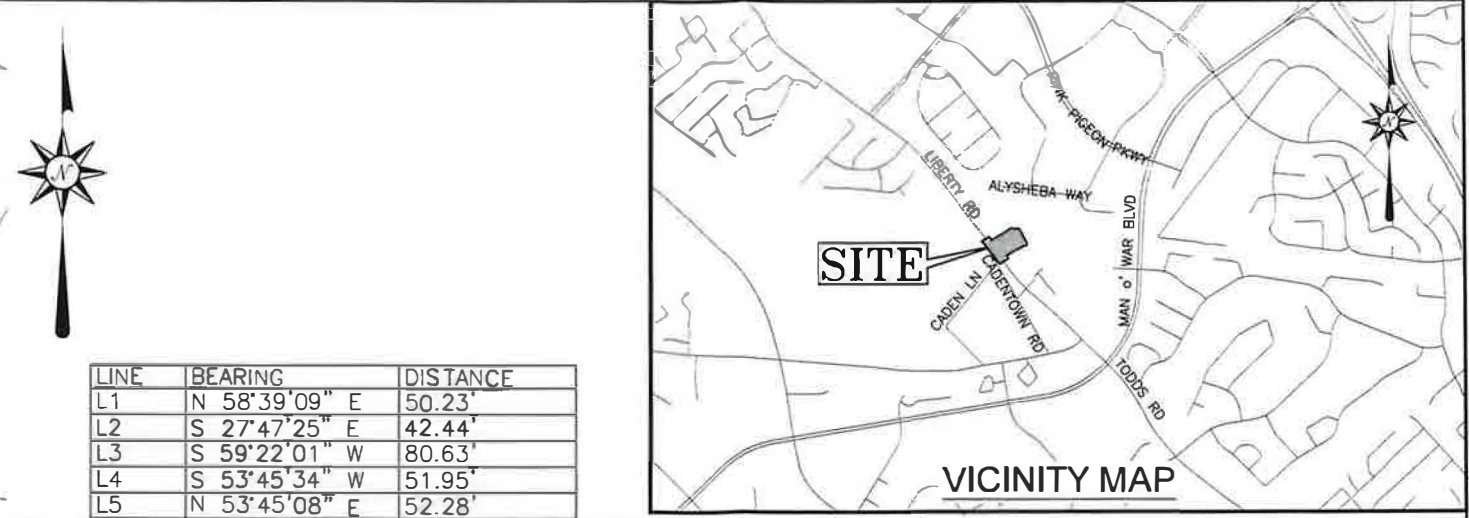
Action – A motion was made by Mr. Nicol, seconded by Ms. Worth, and carried 8-0 (Forester and Wilson absent) to Approve PLN-MJDP-23-00046: ROSE H. BRIGDEN & MARK MCCLURE PROPERTY, TRACT A & CADENTOWN SUBDIVISION (GENTRY FAMILY) (AMD) for reasons provided by Staff and removing condition #10.

Action – A motion was made by Mr. Nicol, seconded by Ms. Barksdale and carried 8-0 (Forester and Wilson absent) to Approve the waiver and finding request for reasons provided by Staff.

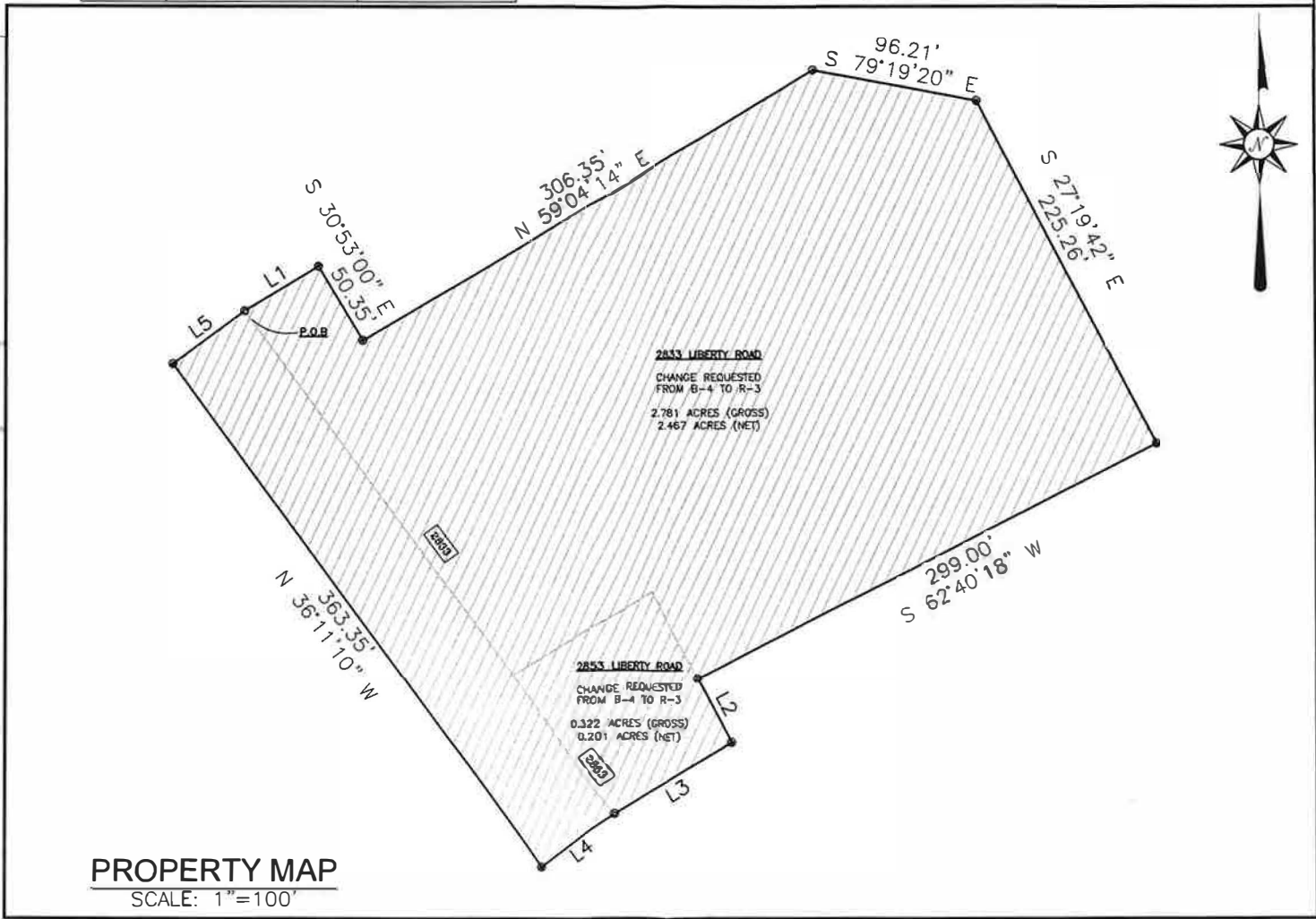
* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.



NOTIFICATION MAP
SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 58°39'09" E	50.23'
L2	S 27°47'25" E	42.44'
L3	S 59°22'01" W	80.63'
L4	S 53°45'34" W	51.95'
L5	N 53°45'08" E	52.28'



PROPERTY MAP
SCALE: 1" = 100'



PLN-MAR-23-00013

ZOMAR:		TITLE: 2833-2853 LIBERTY ROAD			
PROPERTY ADDRESS:	FROM	TO	GROSS	NET	
2833 LIBERTY ROAD	B-4	R-3	2.781	2.467	
2853 LIBERTY ROAD	B-4	R-3	0.322	0.201	
OWNER / APPLICANT:					
LIBERTY PARK DEVELOPMENT LLC					
201 W VINE ST LEXINGTON, KY 40507					
PREPARED BY: VISION ENGINEERING, LLC					
DATE FILED:	AUGUST 7, 2023			TOTAL	3.103 2.668