

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-24-00016: L.O.P.1, LTD – a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone for 0.075 net (0.095 gross) acres for property located at 223 E Seventh Street. (Council District 1)

Having considered the above matter on **October 24, 2024**, at a Public Hearing, and having voted **9-0** 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project converts a commercial structure back into a single-family residence, providing additional housing stock within a lower and middle income area (Theme A, Goal #5.b).
 - b. The request promotes safe social interactions within neighborhoods by re-establishing a residential use on a parcel that is well connected to the existing pedestrian network (Theme A, Goal #3.b).
 - c. By retaining the existing structure, the request is in keeping with the low density neighborhood context of the surrounding area (Theme A, Goal #2.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning is in keeping of the context of development along E Seventh Street, which is primarily comprised of single-family residential uses (Theme A, Design Policy #4).
 - b. The proposal will help address housing demand for low or middle income households (Theme A, Equity Policy #3).
 - c. The proposal features adaptive reuse of an existing commercial structure (Theme E, Growth Policy #2).
3. The justification and preliminary subdivision plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the recommendations for Land Use, as the proposed zone change would allow for the potential for more dense redevelopment in the future (A-DN2-1), and is located in an area that features walkable connections to community anchors (C-LI7-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposal maintains existing sidewalk connections to nearby community businesses (A-DS4-1; A-DS10-1), and is a walkable route to nearby transit stops (A-DS1-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it does not impact any environmentally sensitive areas (B-PR2-1), does not propose any grading or soil disturbance (B-PR9-1), and will not overlight the site (B-PR10-1).
 - d. The request meets the requirements for Site Design, as the proposal is not overparked (C-PS10-2), and maintains the existing pedestrian network (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is scaled appropriately to the surrounding neighborhood (A-DS4-2) and proposes the reuse of a viable existing structure (E-GR4-1).
4. This recommendation is made subject to approval and certification of PLN-MJSUB-24-00007: LANCASTER AND KEISER PROPERTY 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 8th day of November, 2024.

Jim Duncan
Secretary, Jim Duncan *by Traci Wade*

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 22, 2025

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Chris Clendenen, applicant's attorney.**

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES:	(9)	Barksdale, Forester, Michler, Nicol, Owens, Penn, Pohl, Wilson, and Worth
NAYS:	(0)	
ABSENT:	(2)	J. Davis & Z. Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-24-00016** carried.

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