

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

IN RE: **PLN-MAR-19-00014: F2 COMPANIES** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a High Rise Apartment (R-5) zone, for 5.6 net (5.951 gross) acres, for property located at 840 Angliana Avenue. (Council District 3)

Having considered the above matter on **November 21, 2019**, 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 requested High Rise Apartment (R-5) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning accommodates the demand for housing in Lexington responsibly, prioritizing higher density apartments, at a density of 68.75 dwelling units per acre, (Theme A, Goal #1), while also supporting infill and redevelopment of an underutilized property, and replacing a warehouse structure with modern, safe, and dense housing (Theme A, Goal #2).
 - b. The proposed development provides a well-designed neighborhood (Theme A, Goal #3) by varying the mobility patterns of potential residents, and promoting alternative modes of transportation, specifically focusing on the availability of transit services including Lextran Routes 8, 12, 13, and 15.
 - c. The proposed new transit stop along the frontage of the subject property will help reduce dependency on passenger vehicles in the area (Theme D, Goal #1.a and c).
 - d. The proposed development's proximity to the University of Kentucky's campus and the increased opportunities for various mobility patterns can reduce Lexington-Fayette County's reliance on automotive-centric mobility patterns and reduce our carbon footprint (Theme B, Goal #2).
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 the site creates a residential development that supports pedestrian mobility, while also providing access to focal points and private open space. Additionally, the proposed rezoning seeks to increase the intensity of use along a collector street, prioritizing a higher density residential development.
 - b. The proposed rezoning includes safe facilities for the potential residents of the site by prioritizing multi-modal connections and increasing bike and pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, reduces the amount of impervious surfaces, limits the impacts on the surrounding environment, and provides new private amenities and access to open space.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-19-00045: Haynes Brothers Properties, LLC**, 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 20th day of December, 2019.

Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: The corollary development plan, PLN-MJDP-19-00045: HAYNES BROTHERS PROPERTIES, LLC was approved by the Planning Commission on November 21, 2019 and certified on December 5, 2019.

K.R.S. 100.211(7) requires that the Council take action on this request by February 19, 2020.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Bell, deMovellan, Forester, Mundy, Nicol, Owens, Penn, Plumlee, Pohl and Wilson

NAYS: (0)

ABSENT: (1) Brewer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00014** carried.

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