

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-19-00017: LEXINGTON HABITAT FOR HUMANITY** – a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone, for 0.229 net (0.3046 gross) acres, for properties located at 213, 215, 217, 219, 221, 223, 225, and 229 Perry Street. (Council District 2)

Having considered the above matter on **January 30, 2020**, 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. The Planned Neighborhood Residential (R-3) 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 a mixture of housing types (Theme A, Goal #1), while also supporting infill and redevelopment with modern, safe, and dense housing (Theme A, Goal #2).
 - b. The proposed rezoning provides a well-designed neighborhood (Theme A, Goal #3) by adding pedestrian facilities and decreasing the potential for on-street conflicts between pedestrians and vehicular traffic.
 - c. The proposed rezoning strengthens the opportunities for housing affordability within the Lexington-Fayette Urban County (Theme A, Goal #1, Objective d).
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.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by prioritizing the inclusion of safe 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, limits the impacts on the surrounding environment, and adds tree canopy coverage in the form of street trees and landscape buffers.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-19-00076: Perry Street Townhomes**, 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 21st day of February, 2020.


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 January 30, 2020 and certified on February 13, 2020.

Note: Two dimensional variances were approved by the Planning Commission on January 30, 2020.

K.R.S. 100.211(7) requires that the Council take action on this request by April 29, 2020.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Hutson Royster, representative.**

OBJECTORS

- Roland Taylor, 224 Perry Street
- Paul Holland, 4573 Saron Drive

OBJECTIONS

- Concerned with the size of the development at this site, its proximity to the Manchester Street area and with the parking along the street, particularly when an event is being held in the Distillery District.
- Concerned with parking along the street and no place for children to play.

VOTES WERE AS FOLLOWS:

AYES: (8) Bell, deMovellan, Forester, Mundy, Nicol, Owens, Plumlee, and Wilson

NAYS: (0)

ABSENT: (3) Brewer, Penn, and Pohl

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00017** carried.

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