

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

IN RE: **PLN-MAR-19-00007: EASLEY & FAUST PROPERTIES, LLC** - petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.83 gross) acres, for property located at 1500-1561 Winner Circle and 3298-3300 Versailles Road. (Council District 12)

Having considered the above matter on **May 23, 2019**, 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 **CONDITIONAL APPROVAL** of this matter for the following reasons:

1. The requested 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 encourages the expansion of housing choices (Theme A, Goal #1), while also supporting infill and redevelopment (Theme A, Goal #2), and providing well-designed neighborhoods (Theme A, Goal #3).
  - b. The proposal seeks to accommodate the demand for housing in Lexington responsibly, by prioritizing a mixture of housing types (Theme A, Goal #1.b).
  - c. By utilizing the historic household and by providing the residents of the community private access to the neighboring Cardinal Run Park North, the applicant is providing amenities to the potential residents and opportunities for healthy activities (Theme D, Goal #2 and 3).
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 is pedestrian-friendly, while also providing access to focal points and public green space. Additionally, the proposed rezoning seeks to utilize a vacant parcel of land while also minimizing the impacts on the surrounding environment and communities. Finally, the proposed development retains the historic structure and adaptively reuses it as a clubhouse for the community.
  - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity providing safe facilities for the potential residents of the site. Should LexTran determine a stop at this location, the applicant has indicated a willingness to work to achieve proper facilities.
  - 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, maintains the current tree lines and canopy, and provides delineated access to the nearby public park.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are recommended via conditional zoning:**
  - a. There shall be a 100-foot buffer area (building setback) from the right-of-way of Versailles Road. The following shall apply within the buffer area:
    1. There shall be no principal or accessory structures; and
    2. A Tree Preservation Area (TPA) shall be established. Only damaged or diseased trees, or those trees necessary for a public or private street may be removed, but shall be replaced in equal number to preserve the existing tree canopy and buffer. Replacement trees may be selected from Group A or B of the Plant List as referenced by Article 18 of the Zoning Ordinance.

4. This recommendation is made subject to approval and certification of PLN-MJDP-19-00019: Lexingtonian Estates (The Silks Club) (AMD), 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 7<sup>th</sup> day of June, 2019.

  
Secretary, Jim Duncan

WILLIAM WILSON  
CHAIR

Note: The corollary development plan,

PLN-MJDP-19-00019: LEXINGTON ESTATES (THE SILKS CLUB)(AMD) was approved by the Planning Commission on May 23, 2019 and certified on June 6, 2019.

K.R.S. 100.211(7) requires that the Council take action on this request by August 21, 2019.

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

**OBJECTORS**

- Paul Natof, 1600 Tropicana Drive, Wellesley Height Neighborhood
- True Baker, 4105 Heraldry Court
- Debbie Miller, 1500 Wellesley Height Way
- Jim Taylor, 4101 Heraldry Court
- Jessie Fennell, 1524 Wellesley Heights Way
- Carrie Trapp, 1565 Wellesley Drive

**OBJECTIONS**

- Concerned with the appropriate landscape buffering, noise and light pollution, and lack of neighborhood engagement prior to the filing of the application.
- Concerned with the integrity of their neighborhood.
- Concerned about a landscape buffer and who will be responsible for maintenance.
- Concerned that the neighborhood was not engaged and able to participate in the process.
- Concerned with the proposed unit 16 encroaching in the required setback.
- Concerned with the safety and increased traffic.

**VOTES WERE AS FOLLOWS:**

AYES: (8) Bell, Berkley, Forester, Nicol, Owens, Penn, Pohl and Wilson

NAYS: (0)

ABSENT: (3) Brewer, Mundy, and Plumlee

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-19-00007** carried.

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