

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

IN RE: PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue. (Council District 3)

Having considered the above matter on December 18, 2025, 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 Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will reduce on-site parking, prioritizing multi-modal connectivity (Design Policy #7).
 - b. The site features pedestrian-friendly street patterns & walkable blocks in an area with excellent access to transit routes (Design Policy #2, Design Policy #5 and Connectivity Policy #3).
 - c. The proposed development will increase density while enhancing existing neighborhoods through context sensitive design (Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located near a grocery and other retail services (A-DS12-1). This proposal would convert an underutilized parking lot into higher density residential use along a transit corridor (A-DN2-1 & D-CO3-1).
 - b. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposal will preserve existing greenscape and trees (B-PR7-1) while increasing the utility of the existing impervious surface by converting a portion of the parking area to residential use (B-SU4-1).
 - c. The request meets the criteria for Building Form, as the applicant's proposal will minimize contrasts in design and scale to the surrounding context (A-DN2-2), while creating a pedestrian-friendly atmosphere through the building fronting on the intersection (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE) 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 9th day of January, 2026.

*Jim Duncan by
Secretary, Jim Duncan*
Traci Wade

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by March 18, 2026.

Note: The corollary development plan, **PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE)** was approved by the Planning Commission on December 18, 2025 and certified on December 30, 2025.

Note: Numerous dimensional variances relating to landscape buffering were approved by the Planning Commission on December 18, 2025.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

| | | |
|---------------|------|--|
| AYES: | (10) | Barksdale, J. Davis, Z. Davis, Forester, Worth, Michler, Owens, Penn, Wilson, and M. Davis |
| NAYS: | (0) | |
| ABSENT: | (1) | Nicol |
| ABSTAINED: | (0) | |
| DISQUALIFIED: | (0) | |

Motion for APPROVAL of PLN-MAR-25-00019 carried.

Enclosures: Application
Justification
Supplemental Justification
Legal Description
Property Map
Development Snapshot
Staff Report
Supplemental Staff Report
Applicable excerpts of minutes of above meeting

