

Rec'd by _____

Date: _____

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

IN RE: **PLN-MAR-22-00010: ARTISAN APARTMENTS, LLC.** - a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 gross) acres, for property at 2651 Sandersville Road. (Council District 2)

Having considered the above matter on **July 28, 2022**, 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 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 project will grow successful neighborhoods (Theme A) by creating a development that matches existing urban form in the area (Theme A, Goal #2.b), promotes multi-modal connectivity (Theme A, Goal #3.b).
 - b. The proposed project will improve a desirable community (Theme D) by incorporating a pedestrian focused design (Theme D, Goal #1.a) that that provides safe and clearly delineated pedestrian connections and facilities.
 - c. The rezoning will maximize development on vacant and underutilized land within the Urban Service Area (Theme E, Goal #1.d) in an effort to preserve the urban and rural balance (Theme E, Goal #1).
2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will utilize a people-first design, with designated pedestrian and multi modal infrastructure (Design Policies #1, 5, 6).
 - b. The proposed project will incorporate appropriate roadway connections by aligning their access drive with adjacent development across Sandersville Road (Design Policy #2).
 - c. The proposed project will limit the visual impact of the proposed parking areas (Design Policy #7).
3. 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 prioritizes connections with the existing multi-family development, and meets the criteria within the Multi-Family Design Standards.
 - b. The proposed rezoning prioritizes 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 and adds tree canopy coverage in the form of landscape buffers and property perimeter screening.
- 4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00032: RML-Hillenmeyer Property East (Artisan Apartments), 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 18th day of August, 2022.



 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

Note: The corollary development plan, PLN-MJDP-22-00032: RML-Hillenmeyer Property East (Artisan Apartments), was approved by the Planning Commission on July 28, 2022 and certified on August 11, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by October 26, 2022.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, Davis, de Movellan, Forester, Meyer, Michler, Nicol, Penn, Pohl, and Worth

NAYS: (0)

ABSENT: (1) Bell

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00010** carried.

- Enclosures:
- Application
 - Justification
 - Legal Description
 - Plat
 - Staff Report
 - Applicable excerpts of minutes of above meeting