

Rec'd by _____

Date: _____

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


IN RE: PLN-MAR-23-00014: LEXINGTON HABITAT FOR HUMANITY - a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.56 net (0.79 gross) acres for properties located at 220, 224, 226, 228 E. Seventh Street and 628 Maple Street. (Council District 1)

Having considered the above matter on **October 26, 2023**, 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 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expanding housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units (Theme A, Objective #1.b).
 - b. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional housing (Theme A, Goal #2).
 - c. The proposal encourages safe interactions within the neighborhood by reinforcing the streetscape to create a more inviting and walkable pedestrian environment (Theme A, Goal #3).
 - d. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the area (Theme A, Objective #5.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's new single-family attached development product is in keeping with the scale and intensity of development in the surrounding area (Theme A, Design Policy #4).
 - b. The proposed development will increase the supply of affordable housing within the neighborhood (Theme A, Equity Policies #1 and #2).
 - c. The request will reinforce the Maple Avenue and E. Seventh Street streetscapes, resulting in a more walkable block (Theme A, Design Policy #5).
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 as the request intensifies a series of underutilized parcels within the Infill and Redevelopment area, creates a safer pedestrian environment by removing parking areas along Maple Avenue, activates both road frontages, and locates parking to the rear of the development.
 - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape, will increase the overall tree canopy, and has no impact on environmentally sensitive areas.

4. This recommendation is made subject to approval and certification of PLN-MJSUB-23-00005 DELONG ADDITION, LOTS 17, 18, and 19 (AMD) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's

ATTEST: This 22nd day of November, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by January 24, 2024

Note: The corollary development plan, PLN-MJSUB-23-00005: DELONG ADDITION, LOTS 17, 18, and 19(AMD), was approved by the Planning Commission on October 26, 2023 and certified on November 9, 2023.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Katie Beard, engineer.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Forester, Davis, Wilson, Barksdale, Michler, Pohl, Owens Meyer, Judy, and Nicol
NAYS: (0)
ABSENT: (0)
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00014** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Reports
Applicable excerpts of minutes of above meeting