

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

**IN RE:** **PLN-MAR-25-00008: RD PROPERTY GROUP, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 gross) acres for property located at 1811 Winchester Road (a portion of). (Council District 6)

Having considered the above matter on **July 10, 2025**, at a Public Hearing, and having voted **9-0** 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 proposed Commercial Center (B-6P) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The request allows for more flexibility to create higher density housing (Theme A, Goal #1.b)
  - b. The proposal utilizes an underdeveloped property along a corridor for a mixed-use development (Theme A, Goal #2.a; Theme E, Goal #1.d and #1.e)
  - c. The request will provide for neighborhood serving commercial uses (Theme A, Goal #3.d).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. The request will improve connectivity by extending existing stub streets, thereby increasing connectivity (Theme A, Design Policy #2 and #13)
  - b. The proposed apartment uses will increase the variety of housing choice available in the area (Theme A, Design Policy #8).
  - c. The request provides commercial uses that will provide for nearby residents' daily needs (Theme A, Design Policy #12).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Land Use, as the request provides neighborhood level commercial areas (A-DS12-1), incorporates residential uses into their commercial center (A-DN3-2), and provides a greater access to healthy and affordable food (C-PS15-2).
  - b. The proposed rezoning meets several criteria for Transportation, Connectivity, and Walkability, as the request makes vehicular connections to the existing commercial areas and allows for future connectivity with both Patchen Wilkes Farm and the existing Eastland Parkway neighborhood (A-DS4-1; A-DS13-1), and provides a starting point for future pedestrian facilities along the Winchester Road frontage (D-CO-2).
  - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request locates the structure outside of the floodplain setback (B-PR-2-1), provides for street trees (D-SP10-1), and will avoid overlighting B-PR10-1).
  - d. The proposal meets several criteria for Site Design, as the development introduces a pavilion and the potential for programmatic elements within their open space (D-PL4-1), provides for connections to existing stub streets (C-Li8-1), and meets the parking requirements of the B-6P zone (C-PS1-2).
  - e. The plan meets several of the criteria for Building Form, as the request intensifies a parcel that is located along a Corridor (A-DS4-2), and transitions its uses from the most auto-centric outlots along the corridor to grocery and multi-family residential further into the site (A-EQ5-1).

4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00027: PATCHEN WILKES UNIT 2) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

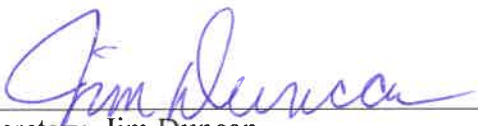
Additionally, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of the removal of conditional zoning restrictions for the following reasons:

1. The nearby increases in allowable land use intensity, expansion of the Urban Services Boundary, adoption of the Urban Growth Master Plan, and the construction of large regional scale institutions are changes that have occurred that have shifted the intensity of anticipated development along this portion of Winchester Road, and make the current conditions inappropriate.

The Urban County Planning Commission recommends the following conditional zoning restrictions in the Neighborhood Business (B-1) zone on the subject property:

1. Signage shall be provided only as per the B-6P zone.
2. The sale of gasoline shall be restricted only to one business, only as an accessory use to a convenience store, with no more than eight gasoline pumps
3. No more than four drive-through facilities shall be provided on the subject property.

ATTEST: This 15<sup>th</sup> day of August 2025.

  
Secretary, Jim Duncan

LARRY FORESTER  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by October 8, 2025.

Note: The corollary development plan, PLN-MJDP-25-00027: PATCHEN WILKES, UNIT 2 was approved by the Planning Commission on July 10, 2025, and certified on July 24, 2025.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Brenden Gross, attorney for the applicant.**

**OBJECTORS**

- Jennifer Bringardner

**OBJECTIONS**

Stated concerns were the safety of children crossing the street from the high school, and the potential light and noise pollution.

**VOTES WERE AS FOLLOWS:**

AYES:	(9)	J. Davis, M. Davis, Z. Davis, Michler, Nicol, Owens, Penn, Wilson, and Worth
NAYS:	(0)	
ABSENT:	(2)	Barksdale and Forester
ABSTAINED:	(0)	

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-25-00008** carried.

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

