

Rec'd by 

Date: 1/25/19

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

IN RE: **PLN- MAR-18-00026: SOUTHERN & JONES PROPERTIES, LLC** - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.525 net (0.737 gross) acres, for property located at 1847 Nicholasville Road. (Council District 3)

Having considered the above matter on **December 13, 2018**, 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The R-3 zone allows for a mix of housing types and densities within the broader neighborhood (Theme A, Goal #1).
 - b. The Comprehensive Plan supports infill and redevelopment (Theme A, Goal #1.b. and Goal #2), that increases the density of the neighborhood, which will help to uphold the Urban Service Area concept (Theme E, Goal #1).
 - c. The proposal also promotes the use of underutilized or vacant land in a way that enhances the existing urban form (Theme E, Goal #1.a and 1.b) by incorporating development that is similar in size and scale to the existing neighborhood.
 - d. The proposed development will provide well-designed neighborhoods and communities that will enable existing neighborhoods to flourish through expanded opportunities for mixed-type housing (Theme A, Goal #3.a).
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00095: Penmoken Park, Lot P-104 (Southern & Jones Properties LLC)**, 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 25th day of January, 2019.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-18-00095: PENMOKEN PARK, LOT P-104 (SOUTHERN & JONES PROPERTIES, LLC)** was approved by the Planning Commission on December 13, 2018 and certified on December 27, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by March 13, 2019.

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

OBJECTORS

- Juliette Symons, attorney representing the Pensacola Park neighborhood

- Jessica Boyd, private architect 1859 Nicholasville Road

- Jodi McKee, 128 Penmoken Park

- Gerry Gillespie, 164 Penmoken Park

- Peggy Williams, 123 Penmoken Park
- Hanley Loller, 197 Rosemont Garden

- Val Stansfield, 135 Penmoken Park

- Chris Shotwell, 131 Penmoken Park

- Rebecca Glasscock, 145 Wabash Drive

- Michael Stansfield, 135 Penmoken Park
- Barbara Subinska, 104 Wabash Drive

- Dave Alford, 131 Suburban Court

- Candice Wallace, 130 Goodrich Avenue

- Peggy Somsel, 127 Penmoken Park
- Carol Hulse, 120 Wabash

- Dennis Webb, 120 Suburban Court

- Nicole Gauthier, 157 Suburban Court

- Tenlee Tarrier, 99 Goodrich Avenue

OBJECTIONS

- Concerned that a 93 year old home is being demolished in favor of a development that has poor design, doesn't fit with the Comprehensive Plan and doesn't clearly meet the R-3 or, R-1T zone requirements or Article 15 of the Zoning Ordinance. Also concerned about increased traffic and drainage issues.

- Concerned about the idea of density recommended by the Comprehensive Plan, without thinking of what is appropriate in this area.

- Concerned with erosion of the fabric of the neighborhood, increased traffic, and about the proposed design not matching the existing neighborhood.

- Didn't receive notification of this zone change and agrees with their professional representative.

- Didn't receive notification of this zone change.

- Believes that this development is insulting to the neighborhood.

- Would like the new development to match the historical era of the neighborhood.

- Doesn't believe the proposed development is in character with the existing neighborhood.

- Development needs to protect our horse farms, provide decent housing for Lexington, and preserve the character and history of the city.

- Concerned about increased traffic.

- Believes this proposal will damage the character of the neighborhood and that it is against the recommendations of the Comprehensive Plan. Concerned that there will be a chain reaction of cookie cutter developments in this area.

- Believes that this is a demolition project and that the existing structure could be restored.

- The developer needs to be held to a higher standard when profit is the guiding factor for how their neighborhood is changing. Believes this is not positive for the city of Lexington and what needs to be done in this area.

- Agrees with their professional representative.

- Concerned about where the ten 10 people currently living at the boarding house will go.

- Does not feel that this proposal will fit in the existing neighborhood both in function and aesthetics.

- Concerned about the increased traffic and the walkability of their neighborhood.

- Want development and to restore present buildings. Concerned that there hasn't been a study of the sewer and stormwater capacity in the area.

- Amy Clark, 628 Kastle Roa
- Anne Rhoten, 165 Rosemont Garden
- Joe Miller, 141 Goodrich Avenue
- Garret Hansen, 135 Suburban Court
- 2018 Comprehensive Plan's Goals and Objectives should not be used to decide this zone change because it is not comprehensive, still in draft form and has not been approved yet.
- Agrees with their professional representative and believes that building a \$250,000 townhouse couldn't buy the quality and charm of the neighborhood and won't fit in with the character of their homes.
- Believes that it is not done appropriately and will not enhance the neighborhood. Concerned that this will set a negative precedent for the neighborhood.
- This is a friendly and supportive community.

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Brewer, Forester, Mundy, Nichol, Owens, Penn, Plumlee, and Wilson

NAYS: (0)

ABSENT: (2) Bell and Pohl

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-18-00026 carried.

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