

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-22-00006: AU ASSOCIATES, INC. - a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 0.66 net (1.64 Gross) acres, for the properties located at 601 Old Todds Road and 96 Codell Drive, as well as a portion of closed public right-of-way. (Council District 7)

Having considered the above matter on **May 26, 2022**, 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 existing Agricultural Urban (A-U) zoning is inappropriate, and the proposed Planned Neighborhood Residential (R-3) zoning is appropriate at this location for the following reasons:
 - a. The existing A-U zone is intended to be a holding zone until public facilities and services are adequate. Generally, urban services have been available to serve this portion of the Urban Service Area since the mid-1980s and the realignment of Old Todds Road updated the roadway system in 1998.
 - b. The proposed R-3 zone is consistent with the adjoining lot that is intended to be consolidated and reconfigured in conjunction with the subject properties. The R-3 zone and the proposed multifamily dwelling units are compatible with the existing land uses in the immediate vicinity.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-22-000023: Shadow Wood Phase II (Richwood Bend)**, 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 10th day of June, 2022.



Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, **PLN-MJDP-22-00023: Shadow Wood Phase II (Richwood Bend)** was approved by the Planning Commission on May 26, 2022 and certified on June 9, 2022.

Note: A dimensional variance was approved by the Planning Commission on May 26, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by August 24, 2022.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Stephen Garland, Engineer.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Bell, Davis, de Movellan, Forester, Meyer, Michler, Nicol, Penn, and Pohl

NAYS: (0)

ABSENT: (2) Barksdale, Worth

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00006** carried.

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