

Rec'd by _____

Date: _____

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

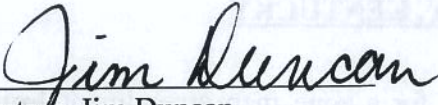
IN RE: **MAR 2016-3: RML CONSTRUCTION, LLP** - petition for a zone map amendment from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone, for 0.31 net (0.38 gross) acre, for property located at 836 Campbell Lane. (Council District 6)

Having considered the above matter on **January 28, 2016**, 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 **CONDITIONAL APPROVAL** of this matter for the following reason:

1. Even though the requested High Density Apartment (R-4) zone is not in agreement with the 2013 Comprehensive Plan, it is appropriate and the existing Single Family Residential (R-1D) zone is inappropriate, for the following reasons:
 - a. Although single-family residential development is possible at this location, the surrounding zoning and proposed land use suggest that a more intense use of the property is more appropriate, especially since the subject property is bounded on three sides by R-4 zoning.
 - b. The proposed rezoning of the subject property will be compatible with and sensitive to the character of the immediate area, especially since the parcel across Campbell Lane was rezoned to R-4 in December 2015. Also, the proposed closure of Campbell Lane and construction of a residential building straddling the right-of-way will effectively complete the Brighton 3050 complex because additional expansion along Campbell Lane will be difficult.
 - c. The proposed R-4 expansion will create a more typical zoning boundary (extending straight from a shared property boundary with the Kennedy Landing development across Campbell Lane), rather than having a "notch" around an existing single-family home. This will improve the transition between zones and will allow for a solid and consistent landscape screen and buffer area between uses.
 - d. The proposed multi-family residential land use is considered a compatible and complementary land use that can support the established neighborhood-oriented development (Brighton Place Shoppes) because of its higher density.
2. This recommendation is made subject to the approval and certification of **ZDP 2016-5: Cadentown Subdivision, Lots 3 and 4**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
3. **Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction is recommended via conditional zoning for the subject property:**
 - a. Any lighting installed on the subject property shall be directed downward and shall be directed away from any single-family residential zone.

This restriction is appropriate in order to protect the adjacent low density residential properties to the southwest of the subject property from the possible light pollution associated with the proposed apartment building and its off-street parking area.

ATTEST: This 17th day of February, 2016.


Secretary, Jim Duncan

MIKE OWENS
CHAIR

Note: The corollary development plan, ZDP 2016-5: Cadentown Subdivision, Lots 3 and 4, was approved by the Planning Commission on January 28, 2016, and certified on February 11, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by April 27, 2016.

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

OBJECTORS

- None

OBJECTIONS

- none

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Plumlee, Richardson, Smith, Wilson

NAYS: (0)

ABSENT: (2) Brewer, Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for CONDITIONAL APPROVAL of MAR 2016-3 carried.

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