

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

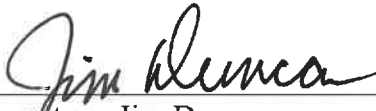
IN RE: PLN-MAR-23-00013: LIBERTY PARK DEVELOPMENT - a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.668 net (3.103 gross) acres for property located at 2833 & 2853 Liberty Road. (Council District 6)

Having considered the above matter on **September 28, 2023**, at a Public Hearing, and having voted **8-0** 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. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Theme A, Goal #2), and will be assisting in redeveloping an underutilized corridor (Theme E, Objective #1.d) by activating a vacant and underutilized portion of land along a minor arterial corridor to provide additional housing.
 - b. The proposed project will expand housing choices by supplementing the existing detached single-family residential and multi-family residential housing in this area with attached single-family residential units (Theme A, Goal #1).
 - c. The proposed development will provide for well-designed neighborhoods and encourage safe social interactions by providing safe pedestrian connectivity to Liberty Road, Liberty Park, Brighton Trail, and the adjoining multi-family residential development (Theme A, Objective #1.b; Theme A, Objective #3.e; Theme A, Objective #4.a).
 - d. By providing significant connections to multi-modal paths and trails, the proposal reduces dependence on single-user vehicles (Theme B, Goal #2.d).
2. A rezoning to the Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed attached townhomes will act as a context sensitive transition between the single-family detached homes in Cadentown, and the adjoining multi-family residential development (Theme A, Design Policy #4).
 - b. By orienting the structures to Liberty Road and the Brighton Trail, the request creates pedestrian friendly street patterns, and a walkable development. (Theme A, Design Policy #5).
 - c. By providing a housing type oriented towards workforce housing, the request is helping to meet demand for housing across income levels (Theme A, Equity Policy #1).
3. The justification and corollary development plan are in agreement with Development Criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as it intensifies an underutilized property, provides a context-sensitive transition in housing types, reinforces the streetscape along Liberty Road, locates parking internally, and helps further activate the Brighton Trail.
 - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity through providing safe and effective connections to the Brighton Trail, as well as the existing pedestrian network along Liberty Road.

- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family) 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 13th day of October, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by December 27, 2023.

Note: The corollary development plan, PLN-MJDP-23-00046 Rose H. Brigden & Mark McClure Property Tract A & Cadentown Subdivision (Gentry Family), was approved by the Planning Commission on September 28, 2023 and certified on October 12, 2023.

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

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES: (8) Barksdale, Davis, Meyer, Michler, Nicol, Owens, Pohl, and Worth
NAYS: (0)
ABSENT: (2) Forester and Wilson
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-23-00013** carried.

Enclosures: Application
Resolution Initiating Request
Neighborhood Association Letter
Map
Development Snapshot
Staff Reports
Applicable excerpts of minutes of above meeting