

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-24-00004: RED DRAW DEVELOPMENT, LLC – a petition for a zone map amendment from Single Family Residential (R-1B) to Medium Density Residential (R-4) zone, for 2.462 net and gross acres for property located at 766 Paradise Lane. (Council District 7)

Having considered the above matter on **March 28, 2024**, 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 Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning encourages the expansion of housing choices by providing for higher density residential development in an area characterized by detached and attached single-family residential uses (Theme A, Goal #1.b and c).
 - b. By adding additional dwelling units to a large 2.462-acre parcel, the request intensifies an underutilized piece of property (Theme A, Goal #1.a).
 - c. The development will provide for safe social interactions by providing connectivity to nearby transit stops and the surrounding neighborhoods (Theme A, Goal#3.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request provides sidewalk connections to the Liberty Road and Fortune Drive intersection, and the nearby transit stop along Fortune Drive (Theme A, Design Policies #1, 2, and 5).
 - b. The request complies with the requirements for the Multi-Family Design Standards (Theme A, Design Policy #3).
 - c. The development orients parking to the interior of the development (Theme A, Design Policy #7).
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 recommendations for Land Use, as the applicant's proposal increases density (A-DN2-1), and creates a development oriented around centralized community amenities and open space (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides safe multi-modal connections to the surrounding development that will be further improved with planned improvements along Liberty Road (A-DS4-1), and orients their buildings and landscaping to provide a vertical edge along the project's Liberty Road frontage (A-DS5-2).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), will increase the tree canopy present on-site (B-RE1-1), and the applicant has indicated that the lighting provided will be shielded and located to avoid providing spillover lighting (B-PR10-1).
 - d. The request meets the requirements for Site Design, as it provides for centralized amenities and open space (A-DS9-1; D-PL10-1), and provides for pedestrian and multi-modal connections to Liberty Road (C-LI8-1).

- e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and is an appropriate increase in density from the single-family residential development present along Wilderness Road and Paradise Lane (A-DS4-2; A-DN2-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00008: PLEASANT RIDGE SUBDIVISION LOT 127 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 12th day of April, 2024.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by June 26, 2024

Note: The corollary development plan, PLN-MJDP-24-00008: PLEASANT RIDGE SUBDIVISION LOT 127 was approved by the Planning Commission on March 28, 2024 and certified on April 11th, 2024.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Matt Carter, engineer.**

OBJECTORS

- Kevin Fredrick, 716 Wilderness Road.
- John Brenock, 711 Wilderness Road.

OBJECTIONS

- Stated that he completely opposed this development and favored having single-family homes with a cul-de-sac because it would be safer.
- Stated this development was a bait and switch and had grave concerns about safety and the character of the neighborhood.

VOTES WERE AS FOLLOWS:

AYES:	(9)	Nicol, Meyer, Barksdale, Pohl, Worth, Zach Davis, Wilson, Michler, Owens
NAYS:	(0)	
ABSENT:	(2)	Forester and Johnathon Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-24-00004** carried.

Enclosures: Application

Justification
Legal Description
Plat
Development Snapshot
Staff Reports
Applicable excerpts of minutes of above meeting

