

Rec'd by _____

Date: _____

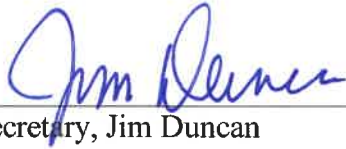
**RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: **PLN-MAR-26-00006: BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone for 5.45 net (5.59 gross) acres for property located at 3000 Clays Mill Road. (Council District 10)

Having considered the above matter on **April 23, 2026**, 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 requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The addition of residential units will help meet housing demand (Theme A, Goal #1.c).
 - b. The proposal will expand housing variety and choice (Theme A, Goal #1.b).
 - c. The proposal will result in minimal environmental impact (Theme A, Goal #3.c).
 - d. The request will increase the utility of an underutilized parcel (Theme A, Goal #2.a and Goal #2.d).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will comply with the Multi-Family Design Standards (Design Policy #3).
 - b. The project would provide infill residential units (Density Policy # 2).
 - c. The applicant stated that these units are intended to meet a wide range of income levels (Equity Policy #3).
 - d. The new use would integrate well with the existing community (Equity Policy #9).
 - e. The project would involve the reuse of an existing structure (Growth Policy #9).
3. The requested Medium Density Residential (R-4) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use by increasing density with a mixed-use infill project (A-DN2-1 & B-SU3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability by providing pedestrian access (A-DS4-1) and utilizing shared parking (C-PS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1) and increase the tree canopy (B-RE1-1) .
 - d. The request meets the requirements for Site Design by providing pedestrian access to Clays Mill Road (A-DS5-4) and utilizing the existing parking located at the rear of the property (A-DS7-1).
 - e. The request meets the requirements for Building Form by retrofitting an existing structure (E-GR5-1) that minimizes contrasts in scale with the surrounding neighborhood (A-DN2-2).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00016: CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT** 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 15th day of May, 2026.


Secretary, Jim Duncan

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by July 22, 2026.

Note: A dimensional variance was approved by the Planning Commission on April 23, 2026.

Note: A conditional use permit for a place of religious assembly was approved by the Planning Commission on April 23, 2026.

Note: The corollary development plan PLN-MJDP-26-00016 CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT was approved by the Planning Commission on April 23, 2026, and certified on May 7, 2026.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Scott Schuette, attorney for the applicant.**

OBJECTORS

- Stephen Trotter, Neal Drive
- Vinny Paiva, 592 Longview Drive

OBJECTIONS

- Concerned about future large scale developments resulting from the requested zone change
- Urged the Commission to consider the future impact of the requested zone change.

VOTES WERE AS FOLLOWS:

AYES: (9) Barksdale, Z. Davis, Forester, Owens, Nicol, Michler, Penn, M. Davis and Worth

NAYS: (0)

ABSENT: (2) Wilson and J. Davis

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-26-00006** carried.

- Enclosures:
- Application
 - Justification
 - Supplemental Justification
 - Legal Description
 - Notification Map
 - Development Snapshot
 - Staff Report
 - Applicable excerpts of minutes of above meeting