

Rec'd by TW

Date: 1/4/19

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

IN RE: **PLN-MAR-18-00025: WHITESBURG RE DEVELOPMENT CO., LTD** - petition for a zone map amendment from a restricted Highway Service Business (B-3) zone to a Planned Neighborhood Residential (R-3) zone, for 6.41 net (8.69 gross) acre, for property located at 2679 Leestown Road. (Council District 2)

Having considered the above matter on November 29, 2018, 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. The Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
  - a. The R-3 zone allows for a mix of housing types and densities within the broader neighborhood (Theme A, Goal #1).
  - b. The Comprehensive Plan allows for the supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2), while increasing the density of the development, which will help to uphold the Urban Service Area concept (Theme E, Goal #1).
  - c. The proposal maximizes development on vacant land within the Urban Service Area and promote use of underutilized or vacant land in a way that enhances the existing urban form (Theme E, Goal #1.a and 1.b.).
  - d. The plan provides a neighborhood which is connected for pedestrians and various modes of transportation, through the connections of sidewalks, bike paths, and the use of trail systems (Theme A, Goal #3.b.).
  - e. The plan allows for the protection of natural resources and landscapes before development occurs by protecting the stream that crosses the property (Theme B, Goal #3.b). The open space associated with the stream will also enhance the quality of the proposed residential development and provide a land use buffer to the remaining B-3 zone.
2. This recommendation is made subject to the approval and certification of **PLN-MJDP-18-00091: Masterson Station Center (Citation Village)(AMD)**, 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 4<sup>th</sup> day of January, 2019.

Jim L. Wake for Jim Duncan  
Secretary, Jim Duncan

WILLIAM WILSON  
CHAIR

**Note:** The corollary development plan, **PLN-MJDP-18-00091: MASTERSON STATION CENTER (CITATION VILLAGE) (AMD)** was approved by the Planning Commission on November 29, 2018 and certified on December 13, 2018.

K.R.S. 100.211(7) requires that the Council take action on this request by February 27, 2019.

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

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES: (9) Bell, Berkley, Forester, Mundy, Nichol, Owens, Penn, Pohl, and Wilson

NAYS: (0)

ABSENT: (2) Brewer and Owens

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00025** carried.

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