

**MINUTES
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

December 18, 2025

- I. **CALL TO ORDER** - Chair Davis called the meeting to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky
- II. **ATTENDANCE** – Planning Commission members present were Zach Davis, Ivy Barksdale, Robin Michler, William Wilson, Larry Forester, Judy Worth, Johnathon Davis, Mike Owens, Molly Davis. Planning staff members present were Jim Duncan, Traci Wade, Daniel Crum, Jeremy Young, Chris Chaney, and Paula Owens. Other staff present were Tracy Jones and Brittany Smith, Department of Law; David Filiatreau, Division of Traffic Engineering; and Vaughan Adkins, Division of Engineering.
- III. **APPROVAL OF MINUTES** – None at this time.
- IV. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- A. **PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC** (2/1/26)* – a petition for a zone map amendment from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 0.51 net (0.61 gross) acres for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549, and 553 S. Limestone.
- Applicant Representation - Attorney Nick Nicolson was present to represent the applicant. He requested a one-month postponement at the request of the adjoining neighborhood's attorney.
- Action - Mr. Forester made a motion, seconded by Mr. J. Davis, and carried 9-0 (Worth and Nicol absent), to postpone PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC to the January 29, 2026 meeting.
- B. **PLN-MAR-25-00017: LEGACY TRAIL, LLC** (1/4/26)* – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone for 12.64 net (13.77 gross) acres for property located at 1170 Newtown Pike.
- Applicant Representation - Attorney Branden Gross was present to represent the applicant. He requested a one month postponement.
- Action - Mr. Penn made a motion, seconded by Mr. Wilson, and carried 9-0 (Worth and Nicol absent) to postpone PLN-MAR-25-00017: LEGACY TRAIL, LLC to the January 29, 2026 meeting.
- Note - Commissioner Worth arrived at 1:34 p.m.
- C. **PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE** – a text amendment to modify the Economic Development (ED) zone.
- Applicant Representation - Attorney Branden Gross was present to represent the applicant. He requested a one month postponement.
- Action - Mr. Owens made a motion, seconded by Ms. M. Davis, and carried 10-0 (Nicol absent), to postpone PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE to the January 29, 2026 meeting.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, December 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Hillard Newman, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Galt, Paula Owens, and Boyd Sewe; Firefighter Embry Beatty, Division of Fire and Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

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General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.

V. **ZONING ITEMS** - The Zoning Committee met on December 4, 2025, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Larry Forester, Bruce Nicol, Johnathon Davis, Robin Michler, and Molly Davis. Staff members present were Traci Wade, Daniel Crum, Jeremy Young, Chris Chaney, Boyd Sewe Paula Owens; and Tracy Jones and Brittany Smith, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. ANDERSON MIDTOWN APARTMENTS, LLC MAP AMENDMENT and AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC** (1/4/26)* – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing to add a 40-foot-tall residential structure to the existing development, increasing the size of the residential development to 21,780 square feet of building size. The second residential building will accommodate 24 dwelling units, bringing the total to 48 units, for a density of 82

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dwelling units per acre. As the proposed structure will be located within the existing parking lot, the overall number of parking spaces for the development will decrease from 40 to 28 motor-vehicle parking spaces and 4 bicycle spaces.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Approval** 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 proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
 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 reduce on-site parking, prioritizing multi-modal connectivity (Design Policy #7).
 - b. The site features pedestrian-friendly street patterns & walkable blocks in an area with excellent access to transit routes (Design Policy #2, Design Policy #5 and Connectivity Policy #3).
 - c. The proposed development will increase density while enhancing existing neighborhoods through context sensitive design (Density Policy #2).
 3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located near a grocery and other retail services (A-DS12-1). This proposal would convert an underutilized parking lot into higher density residential use along a transit corridor (A-DN2-1 & D-CO3-1).
 - b. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposal will preserve existing greenscape and trees (B-PR7-1) while increasing the utility of the existing impervious surface by converting a portion of the parking area to residential use (B-SU4-1).
 - c. The request meets the criteria for Building Form, as the applicant's proposal will minimize contrasts in design and scale to the surrounding context (A-DN2-2), while creating a pedestrian-friendly atmosphere through the building fronting on the intersection (A-DS5-3).
 4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. VARIANCE** - As part of their application, the petitioner requests variances to 1) reduce the vehicle use area (VUA) screening from 8' to 5' adjacent to 415 Woodland Avenue, 2) reduce required property perimeter buffer from 8' to 5' adjacent to 415 Woodland Ave., 464 Euclid Ave., and a portion of 466 Euclid Avenue, 3) reduce the minimum vehicular use area interior landscape area from 10% to 5.1%, and 4) Increase the required distance between interior landscape areas from 90' to 110' and 125'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Approval** of the requested variances for the following reasons:

1. Approval of the variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. This area has historically featured parking, and the overall size of the parking area is being reduced with this request.
2. The lot shape and the location of the site's existing parking area represent special circumstances unique to the subject property that justify the need for a variance.
3. Removing the existing parking present on the site to accommodate the required landscaping and buffers would unreasonably restrict the applicant's use of the property to provide additional housing.
4. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-4 zone, otherwise the requested variance shall be null and void.
- b. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
- c. Action of the Planning Commission related to the requested variances shall be noted on the Development Plan for the subject property.

- c. **PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE)** (1/4/26)*
– located at 401 WOODLAND AVENUE, LEXINGTON, KY

Note: The purpose of this plan is to depict a proposed 3-story multi-family residential building in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Depict or denote stormwater management. (ZO Art. 21-6(a)(9)) (Engineering)
2. Provide a minimum 8-foot landscape buffer between all adjacent R-2 properties as well as the VUA perimeter buffer. List VUA tree canopy required (30%) and VUA tree canopy provided. (ZO Art. 18-3) (Landscape)
3. Addition of common open space to open space exhibit. (ZO Art. 20-5e(2)) (Open Space)
4. Perimeter landscaping and VUA perimeter buffer will require a variance of ZO Art. 18-3(1) and 18-3(2)(d). (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela comments provided by the Division Engineering.

Plan Questions or Concerns:

1. Discuss stormwater management proposal. (Engineering)
2. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to **R-4**; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation - Mr. Young oriented the Commission to the zone change request from the R-3 zone to the R-4 zone. He displayed ariel photographs of the project and described the zoning in the area. He indicated that applicant had chosen the Second Tier Urban Place-Type and the Medium Density Residential Development Type associated with the R-4 zone, as suggested in Placebuilder. He stated that the applicant had made some changes that required them to update their variance requests. Mr. Young stated that the staff and Zoning Committee recommended approval because the request is in agreement with the comprehensive Plan.

Commission Questions - Mr. Z. Davis asked about the public engagement. Mr. Young indicated that the applicant had held a neighborhood meeting, but there was no one in attendance.

Mr. Michler stated that, while this was a positive infill project, he hoped that future projects would be more mindful of the dumpster locations, specifically not placing them adjacent to sidewalks. Mr. Young agreed that it was not ideal, but a result of a difficult infill project.

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Development Plan Presentation - Mr. Chaney oriented the Commission to the development plan. He pointed out the existing apartment building and the area for the proposed structure which would contain 24 more apartment units. He listed the conditions and the requirements that needed to be addressed.

Commission Questions - There was some discussion among the Commission and the Staff regarding documents on Accela and the recommendation of the Subdivision Committee. Ms. Wade clarified the misunderstandings.

Ms. M. Davis asked about the tree preservation notes. Mr. Chaney referred the question to the applicant.

Applicant Reply - Tony Barrett, Barrett Partners, Inc., was present to represent the proposed project. He stated that the condition of the trees on the plan would be evaluated and replaced, if necessary. He added that they would provide 30% tree canopy in the parking lot, as well as 30% tree canopy on the lot, as required by the zone.

Variance Request Presentation - Mr. Young described the various aspects of the variance requests regarding the perimeter buffer, minimum Vehicular Use Area (VUA), and required distance between interior landscape areas. He displayed a visual representation of the variance requests to help clarify the different details. He stated that Staff recommended approval of the variance requests.

Commission Questions - Ms. M. Davis asked about the conditions of the existing buffers on the parking lot side of the plan. Mr. Young replied that there is a 5' buffer, currently. Ms. M. Davis was concerned that the area was too small for trees to grow, and opined that the reduction of required buffers was too drastic.

Applicant Representation - Attorney Dick Murphy and Tony Barrett, were present to represent the applicant. Mr. Murphy stated that the current building had just been completely remodeled, but it would have been easier to develop this sight had they demolished this building so that they could meet all the current requirements. He stated that the variance requests would make the property more conforming to the requirements, and there would be more green space than what is there currently. He stated that the project would provide additional density, and would be within walking distance to campus and other amenities. He asked for approval.

Commission Comments - Ms. Worth stated that there was a large "parking lot pond" currently, and appreciated that this plan would improve the conditions.

Citizen Comments - Braden Stamper, UK student, supported the zone change and development plan. He said that this location was ideal for students like him because of its proximity to campus.

Action - Mr. Michler made a motion, seconded by Ms. Worth, and carried 10-0 (Nicol absent), to approve PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC, for the reasons given by staff.

Action - Mr. Michler made a motion, seconded by Ms. Worth, and carried 9-1 (Nicol absent, M. Davis opposed), to approve the variances as requested by the applicant and recommended by staff.

Action - Mr. Michler made a motion, seconded by Ms. Worth, and carried 10-0 (Nicol absent), to approve PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE), for the subject to the corrections listed and the seven conditions.

2. ANDERSON VILLAGE AT GREAT ACRES, LLC MAP AMENDMENT and GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC (2/1/26)***— a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone for 0.658 net (0.885 gross) acres for property located at 2788 Ruby River Drive (a portion of). **COMPREHENSIVE PLAN AND PROPOSED USE**

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while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The applicant is proposing the rezoning of the subject property to construct a single-story, 3,100 square-foot bank, with three drive-through lanes. 31 parking spaces are proposed at this time.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Postponement**, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
 2. The applicant should address the following Goals, Objectives, and Policies of the Comprehensive Plan:
 - a. Theme E, Goal #1.e: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features;
 - b. Density Policy #1: Locate high density areas of development along higher capacity roadways (minor arterial, collector), major corridors & downtown to facilitate future transit enhancements.
 - c. Connectivity Policy #3: Encourage Transit-Oriented Development, increase density along major corridors, and support transit ridership, thus reducing Vehicle Miles Traveled (VMT).
 3. The applicant should provide further information regarding the Corridor Place-Type, and the Medium Density Non-Residential Development-Type, and the respective Placebuilder Criteria.
- b. **VARIANCE** - In addition to the rezoning request above, the applicant requests a variance to increase the maximum vehicular use area permitted between the building and the street from 60' to 96'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended **Postponement**, for the following reasons:

1. The applicant should provide further information regarding the special circumstances of the property that justify the need for the variance.
 2. The applicant should provide greater information on as to how redesigning the site or its layout to meet the regulation is depriving the applicant of use of the property.
 3. The applicant should provide greater information discussing the impact of the proposed variance on the pedestrian experience within the area.
- c. **PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)**
(2/1/26)* – located at 2709 & 2788 RUBY RIVER DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a building, parking, and parking circulation in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11) (Environmental)
2. Delineate the centerline of blueline stream on property. (Environmental)
3. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)
4. Check potential dumpster encroachment on Lot 8. (Engineering)
5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning)
7. Provide an open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
8. Orient vicinity to match plan. (ZO Art. 21-6(a)(3)) (Planning)
9. Denote construction vehicle access. (ZO Art. 21-6(a)(3)) (Planning)
10. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
11. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)

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12. Label areas of access easement and add access easement maintenance note from previous plan. (ZO Art. 21-6(a)(15)) (Planning)
13. Depict VUA screening of an average of 8' in width. (ZO Art. 18-3(a)(2)(d)(1)) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 16-6(a)(2) - maximum of 60' of VUA between building and street in a B-3 zone.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Address stormwater management. (Engineering)

Plan Questions or Concerns:

1. Discuss internal pedestrian walkways greater than 24' wide (ZO Art. 16-6(a)(3)(c)) (Planning)
2. Discuss perimeter landscape requirements and timing of installation. (ZO Art. 18-3(a)(1)(a)(2)) (Planning)
3. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation – Mr. Young presented the zone change request to the Planning Commission. He oriented the Commission to the site, displayed aerial images, and described the surrounding context and zoning for the immediate area. A revised staff report was provided to the Planning Commission based upon an updated justification and development plan. He explained that the applicant had requested a Corridor Place-Type and Medium Density Non-Residential/Mixed-Use Development Type within a B-3 zone. He added that they had reduced the drive-through lanes from three to two and eliminated a row of parking, which eliminated the need for the variance request. Mr. Young explained that staff was recommending approval. He offered to answer any Commission questions at this time.

Development Plan Presentation - Mr. Chaney oriented the Commission to the associated preliminary development plan that depicted a bank with associated drive-through. He presented a revised staff report that reflected the revision that had been made. He explained the changes made in the parking lot that resulted in eliminating the variance. Mr. Chaney said that the Staff was recommending approval with the following revised requirements and conditions:

Requirements Not Met:

1. Delineate the centerline of blueline stream on property. (Environmental)
2. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)
3. Check potential dumpster encroachment on Lot 8. (Engineering)
4. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
5. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
6. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)

Conditions of Approval:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.

4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Commission Questions - Ms. Davis asked where the referenced blue line stream was located. Mr. Chaney replied that it was to the north, and not near the proposed development.

Applicant Representation - Attorney Dick Murphy and Tony Barrett, Barrett Partners, Inc, were present to represent the applicant. Mr. Murphy agreed with the staff recommendations and asked for approval.

Commission Comment - Chair Davis stated for the record that the applicant had withdrawn their variance request for this zone change.

Action - Mr. Owens made a motion, seconded by Mr. J. Davis, and carried 10-0 (Nicol absent), to approve **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC**, noting the reasons presented by Staff.

Action - Mr. Owens made a motion, seconded by Ms. M. Davis, and carried 10-0 (Nicol absent), to approve **PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)**, subject to the seven conditions listed by staff and the list of corrections.

VI. COMMISSION ITEMS

Ms. M. Davis asked about the possibility of a re-establishment of a Town and Gown Committee, that would address future plans of the University of Kentucky. Mr. Duncan stated that the administration would need to take the lead for such a committee. Ms. Worth agreed that it would be helpful to know the development plans of the university.

Mr. Duncan informed the Commission that their duties were over for the year, but would be back for committee meetings on January 8, 2026.

VII. ADJOURNMENT - The meeting was adjourned at 2:29 p.m.



Zach Davis, Chair



Robin Michler, Secretary

TW/DC/JY/CC/PO