

**AGENDA**  
**ZONING COMMITTEE MEETING**  
**October 1, 2026**  
**1:30 p.m. ET (12:30 p.m. CT), Phoenix Building, 3<sup>rd</sup> Floor Conference Room**

**I. NEW ITEMS – ZONING ORDINANCE TEXT AMENDMENTS**

- a. **PLN-ZOTA-26-00011: URBAN GROWTH MASTER PLAN IMPLEMENTATION** – an amendment to the Zoning Ordinance to implement and codify recommendations of the 2024 Urban Growth Master Plan.

**II. POSTPONED ITEMS – ZONING MAP AMENDMENTS**

- a. **PLN-MAR-26-00016: OK GENTRY, LLC** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone and Interchange Service Business (B-5P) zone to a Corridor Business (B-3) zone for 44.80 net (49.99 gross) acres for property located at 5530, 5560, 5600, and a portion of 5660 Athens Boonesboro Road.

**PLN-MJDP-26-00057: BEASLER ET. AL. AND WALNUT HILL MANOR**

- b. **PLN-MAR-26-00017: BALL HOMES, LLC** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone to a Medium Density Residential (R-4) zone for 37.15 net (40.88 gross) acres for property located at 5085 Athens Boonesboro Road (a portion of).

**PLN-MJDP-26-00056: ENCORE PARTNERS, LLC PROPERTY**

- c. **PLN-MAR-26-00018: ANDERSON COMMUNITIES, INC** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) and Medium Density Residential (R-4) zone for 123.13 net (136.01 gross) acres for property located at 4200 Todds Road.

**PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS)**

**WAIVER: PLN-WAV-26-00028:** – The applicant is also seeking numerous waivers for (1) use of an easement as sole access for townhomes (LSR 6-8(m)); (2) lot frontage for parcels that do not front on street right-of-way (LSR 6-4(c)); (3) cross section dimensions (LSR Exhibits 6-1 and 6-3); (4) exceeding block length of 1,000 feet (LSR6-4(a)); and (5) connectivity to adjoining parcels (LSR 6-8(b)).

- d. **PLN-MAR-26-00019: UP CAMPUS STUDENT LIVING, LLC** – a petition for a zone map amendment from a Medium Density Residential (R-4) zone and a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone for 1.134 net (1.414 gross) acres for property located at 226, 228, and 230 E High Street; 209-211, 217, and 219 Stone Avenue; and 102 Hagerman Court.

**PLN-MJDP-26-00060: LYN DHURST PLACE BLK D LOTS 12-17 & HAGERMAN COURT SUBDIVISION (UP CAMPUS – LEXINGTON)**

- e. **PLN-MAR-26-00020: TURNER PROPERTY 4, LLC** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone and a Wholesale and Warehouse Business (B-4) zone to a Industrial Redevelopment Planned Unit Development (PUD-3) zone for 2.394 net (2.693 gross) acres for property located at 1305, 1307, and 1309 W Main Street. In addition to the rezoning request, the applicant is seeking variances to 1) reduce the 20-foot yard along W Main Street to 0 feet and to 2) reduce minimum vehicular use area buffer to 0 feet along W Main Street for a proposed drive.

**PLN-MJDP-26-00063: FITZGERALD AND FULLER ET AL PROPERTY, OAK PARK AND MELROSE, TURNER PROPERTY & MEADOWTHORPE COMMUNITY BUSINESS CENTER (TURNER COMMONS)**

- f. **PLN-MAR-26-00021: REGENCY HOLDINGS THREE, LLC** – a petition for a zone map amendment from a Single-Family Residential (R-1C) zone to a Neighborhood Business (B-1) zone for 1.185 net (1.38 gross) acres for property located at 131 and 147 Pasadena Drive. In addition to the rezoning request, the applicant is seeking variances to 1) increase the maximum front yard setback from 20 feet to 45 feet for 2395 Nicholasville Road, 2) increase the maximum front yard setback from 20 feet to 80 feet for 147 Pasadena Drive, and 3) reduce the vehicular use perimeter buffer from a minimum of 8 feet to 4.7 feet at its lowest point for 2395 Nicholasville Road. The applicant is also seeking a conditional use permit to operate drive-thru facilities in the B-1 zone.

**PLN-MJDP-26-00061: BERRY CREST LOTS 3-13 (REGENCY HOLDINGS THREE)**

**III. POSTPONED ITEMS – ZONING ORDINANCE TEXT AMENDMENTS**

- a. **PLN-ZOTA-26-00010: UPDATE TO DOWNTOWN ZONES** – an amendment to Articles 8-17, 8-18, and 8-19 of the Zoning Ordinance to modernize the downtown zoning categories and implement the adopted Downtown Area Master Plan.

**IV. STAFF ITEMS**

**V. NEXT MEETING DATE** - Thursday, November 5, 2026 1:30 p.m. ET (12:30 p.m. CT)

**VI. ADJOURNMENT**