

2. **ZOTA 2017-8: AMENDMENT TO ARTICLE 12 - PARKING STANDARDS: LOT COVERAGE AND FLOOR AREA REQUIREMENTS: TRANSIT FACILITIES: AND DESIGN STANDARDS** – petition for a Zoning Ordinance text amendment to update the B-6P zone.

REQUESTED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The proposed text amendment will reduce the impact of parking on land consumption, and encourage shared parking across complementary professional office, retail and residential uses.
2. The proposed text amendment will enhance the viability of existing B-6P developments by providing redevelopment opportunities that unlock additional potential to better utilize existing zoned land.
3. The proposed text amendment will encourage walkable developments and accessible transit facilities that have been long neglected in our major corridors.
4. The proposed text amendment will assist in creating a variety of employment, retail and residential opportunities throughout Lexington, improving overall housing affordability.

Staff Presentation – Mr. Taylor presented a PowerPoint presentation, and gave a brief description of each slide. He indicated that the staff was recommending approval of the text amendment to Article 12 of the Zoning Ordinance, subject to the reasons provided on today's agenda.

Commission Questions – Mr. Berkley asked if the B-1 and B-3 zones will be impacted by the proposed text amendment. Mr. Taylor said that there are other sections within the Zoning Ordinance that could be updated in the future as deemed necessary.

Mr. Berkley said that, during the Comprehensive Plan update, there were certain assumptions made that there would be 100 percent utilization for the land along the corridors and asked if this text amendment would compromise those calculations. Mr. Taylor said that the staff assumed over 20 years there would be a 50 percent redevelopment along the corridors. Mr. Berkley said that, during the Comprehensive Plan update, the Commission members and staff discussed this topic and the members were told that there would be 100 percent utilization a number of times. He then said that, when the calculations were determined, it was assumed that there would be 35 units to the acre. The staff is now saying this text amendment would only be applied to 10-acre tracts. He said that it seems that the text amendment is cutting back the parking versus what was originally planned with the Comprehensive Plan. Mr. Taylor disagreed, and said that the update to the B-6P zone is not in any way a cutback. Mr. Berkley replied maybe not to the B-6P zone, but it was with the staff's overall assumptions. Mr. Taylor said that the staff believes the B-6P zone will be the go to zone along the corridors and the staff does not believe the B-1 zone will be a corridor zone, nor is it intended to be a corridor zone.

Mr. Berkley asked how many tracts are under 10-acres along Nicholasville Road. Mr. Taylor replied there are many 10-acre tracts along Nicholasville Road. Mr. Berkley replied exactly. Mr. Taylor said that this text amendment is far more flexible than what is currently established and the B-6P zone is a more expansive zone to use. Mr. Berkley said that he is not arguing that point, and he is not saying this is not a good idea for B-6P zone, but it is only being applied to 10-acre tracts and larger. Mr. Taylor said that the size of the lot is independent of the overall development plan. He said that there could be a development plan or a 1-acre lot on Nicholasville Road and if there are enough parcels totaling 10-acres or more that development plan could be eligible for the B-6P zone. Mr. Berkley asked what if there are 10 different owners. Mr. Taylor replied different property owners within a shopping center is not uncommon, such as Fayette Mall.

Mr. Duncan said that this is something that can be addressed right now prior to any studies or anything else that is being done. He said that the staff plans to still follow-up on the corridor study, which is part of the Goals and Objectives and will be implemented over time in 2018. This text amendment is setting the stage now and is something that can be done immediately. The staff is expecting the studies to show what else can be done; and, at the appropriate time, the staff would report those findings to the Commission. This text amendment is the beginning of addressing the residential needs and intensification desires along our corridors.

Mr. Berkley said that he does not have a problem with the text amendment and it should go forward. However, it is limited in its scope compared to what was discussed during the Comprehensive Plan updates. Mr. Taylor said that the B-1 zone offers considerable flexibility under the form-based project, as seen with the two approved developments for The Hub projects. However, the form-based option can handle small sites; whereas this text amendment would be better suited to handle the larger sites.

Mr. Cravens asked if the text amendment applied to any existing B-6P zones. Mr. Taylor replied affirmatively. Mr. Cravens then asked if there is a size restriction. Mr. Taylor replied negatively and said that this text amendment would also apply to future requests for B-6P zoning. Mr. Cravens said that there would be no more less than 10-acre sites approved for B-6P zoning. Mr. Taylor replied that was correct.

Citizen Comments – Amy Clark, 628 Kastle Road, expressed her concerns with the current proposed text amendment, and requested postponement of this request to allow the neighborhood associations to have a say in the matter, as well as to allow the staff more time to gather more information.

Staff Comment - Mr. Taylor indicated that the staff had met with the Fayette County Neighborhood Council on two occasions, and they indicated that they were not in opposition to this request. He said that a member of the Fayette County Neighborhood Council was present to show their support, but they had to leave. He then said that the staff had received a letter of support from them, which was placed at the Commission member's seats for their review.

Commission Comments – Mr. Berkley said that he is in support of this text amendment, and hopes no one misunderstood his concerns.

Action – A motion was made by Mr. Berkley, seconded by Mr. Penn, and carried 7-0 (Owens, Brewer, Bell and Richardson absent) to approve **ZOTA 2017-8: AMENDMENT TO ARTICLE 12 - PARKING STANDARDS; LOT COVERAGE AND FLOOR AREA REQUIREMENTS; TRANSIT FACILITIES; AND DESIGN STANDARDS**, for the reasons provided by the staff.