

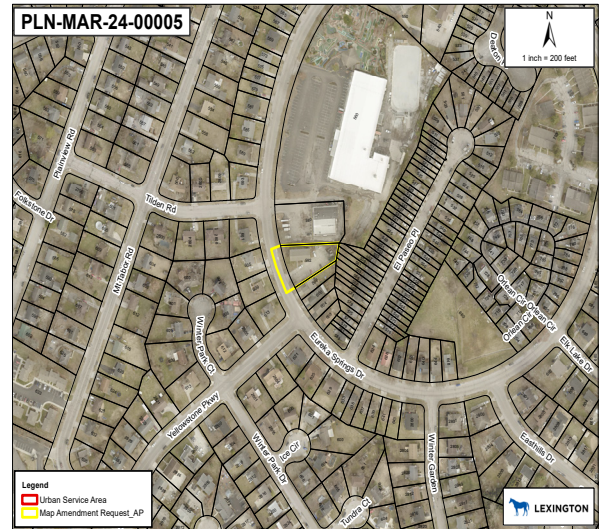
STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00005: JENNY TALBOTT

DESCRIPTION OF ZONE CHANGE

Zone	From a Professional Office (P-1) zone
Change:	To a Planned Neighborhood Residential (R-3) zone
Acreeage:	0.404 net (0.522 gross) acres
Location:	592 Eureka Springs Drive

EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	P-1	Office/Residential
To North	B-1	Retail
To East	R-3	Residential
To South	R-3	Residential
To West	R-2	Residential



URBAN SERVICE REPORT

Roads - The subject property is located on Eureka Springs Drive, a circular two-lane collector roadway that provides connectivity to the surrounding residential areas.

Curb/Gutter/Sidewalks - Curb, gutter and sidewalks exist along Eureka Springs Drive.

Storm Sewers - The subject properties are located within the East Hickman Creek watershed. There are no FEMA Special Flood Hazard Areas or known flooding issues on this property. Stormwater management for the area within Eureka Springs Drive, including the subject property, occurs to the southeast of the site in a regional detention basin.

Sanitary Sewers - The subject property is located within the East Hickman sewershed and will be serviced by the sewage treatment facility in northern Jessamine County. Sanitary sewer capacity will need to be verified by the Capacity Assurance Program (CAP) prior to certification of the final development plan.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area.

Refuse - The Urban County Government serves this area with refuse collection on Fridays

Police - The closest police station to the subject property is the East Sector Roll Call Center, located on Saron Drive within the Veterans Park Area, approximately 3.2 miles southwest of the subject property.

Fire/Ambulance - Fire Station #16 is located approximately 1.6 miles to the south of the subject property, on Man O War Boulevard.

Transit - This area is served by Lextran Route #18, which has a stop on Yellowstone Parkway approximately 250 feet from the subject property.

Parks - The subject property is located 1/4 mile south of Mount Tabor Park.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Professional Office (P-1) zone to the Planned Neighborhood Residential (R-3) zone in order to establish a multi-family residential use.

PLACE-TYPE

ENHANCED NEIGHBORHOOD

The Enhanced Neighborhood Place-Type is an existing residential area to be enhanced with additional amenities, housing types, and neighborhood serving retail, services, and employment options. Development should be context sensitive to surrounding areas and should add to the sense of place. Incorporating multi-modal connections is crucial to neighborhood success and viability.

DEVELOPMENT TYPE

LOW DENSITY RESIDENTIAL

Primary Land Use, Building Form, & Design
A mix of attached and detached single-family homes, of varying formats, and low density multi-family dwelling units. Homogeneous neighborhoods that do not include a mix of housing types should be avoided. Low density residential is only appropriate as a component of “Enhanced Neighborhoods” and “new Complete Neighborhoods”, and should be supplemented by a variety of uses and housing options to create sustainable places.

Transit Infrastructure & Connectivity

Multi-modal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.

Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.

PROPOSED ZONING



The intent of this zone is to provide for medium density mixed residential development, including multi-family dwellings, group residential housing, compact housing types, attached and detached single family dwellings, and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should provide a variety of housing options rather than a single type. The medium density residential uses should be located along local and collector streets, with lower density residential uses located along local streets. Adequate multi-modal connections should be available to all residents, so to allow for long term viability and incremental growth. Low and Medium density residential land uses should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to adapt an existing two story professional office structure into a total of eight (8) multi-family residential units, for a residential density of 17.24 units per acre. The applicant is proposing the residential use be served by seven (7) parking spaces, located along the eastern property line. The applicant is proposing to locate a patio area to the rear of the structure, as well as removing existing paved vehicular use area in order to establish a picnic area.

APPLICANT & COMMUNITY ENGAGEMENT



There are no active neighborhood associations in the notification area for this request. The applicant indicated that they would still undertake community engagement efforts with this request, but have not provided any information regarding these efforts as of yet.

PROPERTY & ZONING HISTORY



The area around the subject property was originally agricultural in nature, and was zoned Agricultural Urban (A-U) at the time of the 1969 comprehensive rezoning of the City and County. In 1973, the subject property was rezoned to the Planned Neighborhood Residential (R-3) zone (MAR-73-76). By 1984, the property had still not developed, so the applicant successfully had the property rezoned to the Professional Office (P-1) zone in order to construct a two story office building (MAR-84-31). At some point, the second floor of this structure was converted to dwelling units; however, a zone change would be necessary to establish residential on the first floor.

COMPREHENSIVE PLAN COMPLIANCE



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.

GOALS, OBJECTIVES, & POLICIES

The applicant opines that they are in agreement with the adopted Goals and Objectives of the 2045 Comprehensive Plan. The applicant argues that their proposal will expand housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types (Theme A, Objective #1.b). This portion of Eureka Springs primarily consists of detached single-family development and duplexes. This request provides for a new, denser housing type than what is currently available in this area. The applicant further states that the current property is underutilized, and the proposed rezoning will facilitate a more effective use of the property (Theme E, Goal #1.e). Staff agrees that these goals can be met with this request, and also find that the proposal's reuse of an existing structure ensures that the development will remain at a compatible scale with the surrounding development (Theme A, Goal #2.b).

The applicant also addresses several policies of the 2045 Comprehensive Plan that they opine are being met with this request. The applicant opines that the proposal utilizes a people first design, citing the provision of bicycle facilities, existing pedestrian networks, and close proximity to transit (Theme A, Design Policy #1). The applicant further states that they are in agreement with the applicable Multi-family Design Standards, emphasizing the continuation of the structure's current design and scale, the continuation of the existing pedestrian network, as well as the increase in open space (Theme A, Design Policy #2). Finally, proposal provides additional variety to the housing stock in this area (Theme A, Design Policy #8). Staff agrees that these Policies of the 2045 Comprehensive Plan can be met with this request.

PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria.

The applicant indicates that the project is located within the Enhanced Neighborhood Place-Type and is a Medium Density Residential Development Type. While staff is in agreement with the applicant's choice in



place-type, staff disagrees with the applicant's choice in development type. With a total of eight units spread across two-stories, staff finds that the development would be best characterized under the Low Density Residential Development Type. While the Low Density Residential Development Type primarily consists of attached and detached single-family homes of varying formats, it can also include multi-family units as well. This Development Type should create context-sensitive neighborhoods and should be supplemented by a variety of uses and housing options to create sustainable places.

While staff does not agree with the applicant's choice in Development Type, the Planned Neighborhood Residential (R-3) zone is a recommended zone for both the Low and Medium Density Residential Development Type. Staff agrees that the Planned Neighborhood Residential (R-3) zone can be appropriate at this location.

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2045 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Land Use

Staff finds that the request meets the criteria for Land Use, as the request increases the residential density on-site (A-DN-2-1), and introduces an appropriately scaled multi-family residential use into a primarily single-family detached area (E-GR9-3).

2. Transportation Connectivity, and Walkability

Staff finds that the request meets the criteria for Transportation Connectivity, and Walkability as it retains the existing sidewalk network that serves the site (A-DS4-1), and provides for a pedestrian connection to the transit stop at Yellowstone Parkway (A-DS1-2).

3. Environmental Sustainability and Resiliency

The proposal meets the requirements for Environmental Sustainability and Resiliency, as the site does not impact any environmentally sensitive areas (B-PR2-1), reduces the amount of vehicular use area on-site (B-SU4-1), and increases the tree canopy present (B-PR7-1; B-RE1-1).

4. Site Design

Staff finds that the request meets the criteria for Site Design, as the request avoids overparking (C-PS10-2), creates a programmed picnic area in the open space (D-PL4-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).

5. Building Form

Staff finds that the request meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more dense residential use (E-GR4-1). While many of the criteria for the Multi-family Design Standards are not applicable for the reuse of an existing building, staff finds that the proposal is in agreement overall with the standards, as they will provide consistency with the design and materials of the current structure with the proposed expansion will increase the amount of usable open space present on site, and will provide pedestrian connections to the surrounding area (A-DS3-1).

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expand housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units within the immediate area (Theme A, Objective #1.b) .
 - b. The request will more effectively use an underutilized parcel within the urban service area (Theme E, Goal #1.e).
 - c. By reusing an existing structure, the request ensures that the development will remain at a compatible scale with the surrounding neighborhood (Theme A, Goal #2.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal creates a people first design by providing bicycle facilities, maintaining the existing pedestrian networks, and providing close connections to transit (Theme A, Design Policy #1).
 - b. The proposal is in agreement with the applicable Multi-family Design Standards, emphasizing the continuation of the structure's current design and scale, the continuation of the existing pedestrian network, as well as the increase in open space (Theme A, Design Policy #2).
 - c. The proposal provides additional variety to the housing stock in this area (Theme A, Design Policy #8).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases the residential density on-site (A-DN-2-1), and introduces an appropriately scaled multi-family residential use into an area characterized by single-family detached and duplex uses (E-GR9-3).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as it retains the existing sidewalk network that serves the site (A-DS4-1), and provides for a pedestrian connection to the transit stop at Yellowstone Parkway (A-DS1-2).
 - c. These proposed rezoning addresses the Environmental Sustainability and Resiliency development criteria, as the site does not impact any environmentally sensitive areas (B-PR2-1), reduces the amount of vehicular use area on-site (B-SU4-1), and increases the tree canopy present (B-PR7-1; B-RE1-1).
 - d. The proposal addresses the criteria for Site Design, as the request avoids overparking (C-PS10-2), creates a programmed picnic area in the open space (D-PL4-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).
 - e. The proposed rezoning meets the criteria for Building Form by adaptively re-utilizing the existing structure into a more dense residential use (E-GR4-1) and by meeting the applicable Multi-family Design Standards (A-DS3-1).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00012 East Hills Subdivision Unit 5-D (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.

DAC/TLW
3/6/2024

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