

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2014-14: ANDOVER TOWNHOUSE PARTNERS, PLLC

DESCRIPTION

Zone Change: From a Single Family Residential (R-1D) zone
To a High Density Apartment (R-4) zone

Acreeage: 3.66 net (4.54 gross) acres

Location: 3400 Todds Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1D	Single Family Residence
To North	R-1E	Golf Course and Single Family Residential
To East	R-1D, R-3	Single Family Residential
To South	R-1D	Single Family Residential
To West	A-U	Church

URBAN SERVICES REPORT

Roads – The subject property is located on the south side of Todds Road (KY 1927), which is currently in the process of being widened. Utility relocations are underway, and the roadway is expected to be widened to a three-lane cross-section along the property’s frontage within the next 12-18 months. Similar improvements have already been constructed between Man O’ War Boulevard and the intersection of Forest Hill Drive and Todds Road. There is also a public street, Andover Green, that stubs into the subject property from the southwest. The petitioner intends to provide access to the proposed residential development from Todds Road, without any connection to Andover Green.

Curb/Gutter/Sidewalks – Sidewalks, curbs and gutters do not currently exist along Todds Road, but are planned to be constructed with the widening project. Andover Green has all of these facilities. Curbs, gutter and sidewalks are required on all public and private streets, unless a subdivision waiver is granted by the Planning Commission.

Storm Sewers – The subject property is located in the East Hickman watershed. Storm sewers are not currently located anywhere on the subject property; however, nearby subdivisions have been developed with storm sewers. The developer will be required to provide these facilities or upgrade existing ones at the time this property is developed. Although the Todds Road Tributary of the Jacobson Park Reservoir is located south of the subject property, within the golf course, the subject property is not located within a FEMA designated Special Flood Hazard Area.

Sanitary Sewers – The subject property is located in the East Hickman sewershed and is served by the West Hickman Wastewater Treatment facility in northern Jessamine County. The developer will need to provide an extension of the sanitary sewers as a part of the proposed residential development of the property. There is sanitary sewer capacity in this sewershed, but there are also a number of “grandfathered” sites in this sewer bank.

Refuse – The Urban County Government serves this portion of the Urban Service Area with refuse collection to residences on Fridays.

Police – The nearest police station is located near the Eastland Shopping Center at the Central Sector Roll Call Center, about 4 miles northwest of the subject property, just off Winchester Road.

Fire/Ambulance – The nearest fire station (#21) is located less than ½ mile west of the subject property on Mapleleaf Drive, just south of Man O’ War Boulevard .

Utilities – All utilities including natural gas, electric, water, cable television, telephone, and streetlights should be able to be extended to serve the subject property, as they have been provided to the surrounding residential developments in this area.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan’s Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.); encouraging infill development throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2); providing well-designed neighborhoods that are connected for all modes of transportation (Theme A, Goal #3, Obj.

b.); and working to achieve an effective and comprehensive transportation system for the community (Theme D, Goal #1). The above Goals and Objectives are applicable to the requested zone change and should guide the development of the subject property.

The petitioner proposes to develop 20 attached single family residences (a combination of townhouses and duplexes) on the property, which would yield a density of 5.46 dwelling units per acre.

CASE REVIEW

The petitioner has requested a zone change from a Single Family Residential (R-1D) zone to a High Density Apartment (R-4) zone for approximately 3.7 acres of property, located at 3400 Todds Road.

The subject property is located on the south side of Todds Road, between the Baptist Church of Andover (to the northwest) and the Andover Country Club and Golf Course (to the southeast). The Andover Country Club pool, clubhouse and associated off-street parking lot are located directly adjacent to the property, with a portion of the golf course located directly across Todds Road to the northeast. The Andover Woods subdivision (formerly part of the subject property) borders the site to the southwest. The Brighton East, Autumn Ridge, Andover Hills, and Andover Forest subdivisions are also located within the immediate vicinity. The subject property is bounded on three sides by residential zoning – R-1D, R-1E and R-3 – but all areas are developed with detached single-family residential dwelling units. The church on the adjoining property remains located in an Agricultural Urban (A-U) zone.

The subject property is one of the last larger residential tracts in this vicinity. The surrounding neighborhoods are mostly of a low density residential density (0-5 dwelling units per acre), and were developed in the late 1980s and early 1990s. The Andover Green subdivision, formerly part of the Williams Property, was developed and built in 1999 and 2000.

The petitioner is proposing to rezone the property in order to develop a combination of 20 townhouses and duplexes (all attached single family residences) at a density of 5.46 dwelling units per net acre. The corollary development plan filed in conjunction with this zone change does not depict any connection to the adjoining Andover subdivision (even pedestrian), but proposes access to Todds Road for the new residential development.

The Williams Property was re-zoned in total (12.25 acres) in 1997 from an A-U zone to the existing R-1D zone. At that time, 33 single family lots were proposed at a density of 2.78 dwelling units per acre, and included maintaining the existing large home on the subject property (on lot 34). At that time, the development plan restricted future access to Todds Road through a note that reads: "At the time of further subdivision of lot 34, access to Todds Road shall cease and access shall be provided by local street stub provided to this property." That stub street is now known as Andover Green.

The 2013 Comprehensive Plan's Goals and Objectives emphasize the importance of growing successful neighborhoods (Theme A) and improving a desirable community (Theme D). These two themes speak directly to the review of new residential development. More specifically, the Plan's Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.); encouraging infill development throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2); providing well-designed neighborhoods that are connected for all modes of transportation (Theme A, Goal #3, Obj. b.); and working to achieve an effective and comprehensive transportation system for the community (Theme D, Goal #1). The petitioner's proposal to develop duplexes and townhouses in an attached single family residence style will complement the existing detached single-family homes in the neighborhood to meet the goal of expanded housing choices. It would nearly double the existing density of this particular neighborhood, which would also meet the goal of supporting compatible infill development.

The petitioner contends that the request is in agreement with the Goals and Objectives of the 2013 Comprehensive Plan, and also that the existing R-1D zoning is inappropriate and the proposed R-4 zoning is appropriate. The staff agrees that the proposal is in substantial compliance with the 2013 Comprehensive Plan, but does not agree with the justification provided regarding appropriateness. The existing R-1D zoning could accommodate densification of the subject site in a manner compatible with the adjoining neighborhood, as was planned for in 1997 with the zone change from an A-U zone to an R-1D zone.

One aspect of this proposal is that this development does not adequately meet the Plan's goals for connectivity for all modes of transportation, or for creating an effective and comprehensive transportation system. The proposal is also contrary to the previous planning process which established the local street network and which addressed access

from Todds Road. The subject property is located adjacent to a minor arterial roadway, which has a traffic count of over 11,000 vehicles per day. This roadway is currently in the process of being widened to a three-lane cross-section with curb, gutter and sidewalks. The widening project will also remove some of the vertical and horizontal curves in this portion of the corridor, which will likely increase traffic speeds. These changes will most likely make ingress and egress even more difficult along Todds Road than it already is for the current property owner.

The staff believes that the petitioner's development can meet all of the goals and objectives listed above if modifications are made to the development plan to integrate the development into the adjoining neighborhood through connection of the existing stub street. Utilizing the existing stub street will be safer, will promote more social interaction, and will create a sense of place and security as recommended in *Chapter 3: Growing Successful Neighborhoods* of the Comprehensive Plan.

The Staff Recommends: **Approval**, for the following reason:

1. The requested High Density Apartment (R-4) zone is found to be in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.). The petitioner proposes a townhouse style development of 20 dwelling units, which creates a variety of housing types in the immediate area that complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Services Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to increase the density of this portion of the Williams Property, from less than one unit per acre to 5.46 dwelling units per acre.
 - c. The Goals and Objectives recommend providing well-designed neighborhoods that are connected for all modes of transportation (Theme A, Goal #3, Obj. b.), and working to achieve an effective and comprehensive transportation system for the community (Theme D, Goal #1). With some slight modifications to the petitioner's development plan, these goals can also be met by the petitioner if the stub street, Andover Green, is utilized rather than providing access to Todds Road.
 - d. Chapter 3 of the Comprehensive Plan (Growing Successful Neighborhoods) emphasizes the importance of safe, secure, well-designed neighborhoods that create a sense of place and identity, which can occur with the incorporation of the subject property into the Andover neighborhood.
2. This recommendation is made subject to approval and certification of ZDP 2014-66: Williams Property (Lot 1) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/BJR/WLS

8/5/14

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