

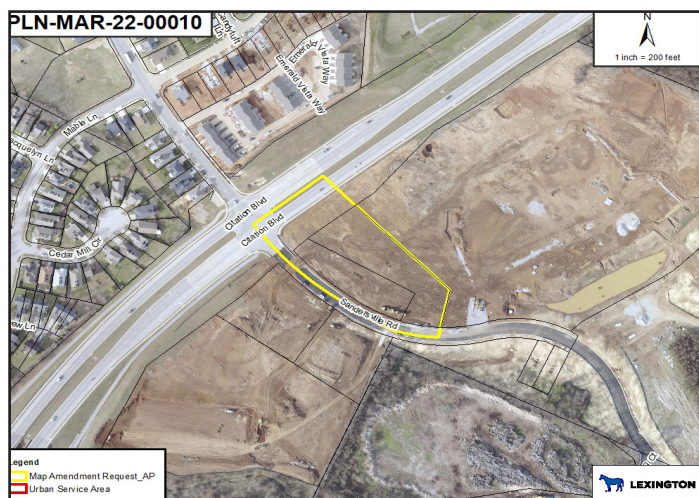
STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-22-00010 ARTISAN APARTMENTS, LLC

DESCRIPTION OF ZONE CHANGE

Zone Change: From a Wholesale and Warehouse Business (B-4) zone
To a Planned Neighborhood Residentail (R-3) zone

Acreage: 2.22 net (3.39 gross) acres

Location: 2651 Sandersville Road



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	B-4	Vacant
To North	R-3	Multi-family Residential
To East	R-3	Multi-Family Residential
To South	B-4	Vacant
To West	R-3	Single Family Residential

URBAN SERVICE REPORT

Roads - The subject property is located on the northeast corner of the intersection of Citations Boulevard and Sandersville Road. Citations Boulevard is a four-lane minor arterial roadway, serving as a major connector roadway between Leestown Road (US 421) and Newtown Pike (KY 922). This portion of Sandersville Road was recently constructed as a collector street that connects from Citations Boulevard to Georgetown Road (KY 25). The subject property is proposed to be accessed through an access point on Sandersville Road and through internal connectivity with the existing Artisan Apartment development.

Curb/Gutter/Sidewalks - Both frontages of the property include curb and gutter, and the Citations Boulevard frontage has existing sidewalks.

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

Storm Sewers - The subject property is located within the Town Branch watershed. Stormwater facilities are expected to be constructed when improvements to the overall site occur. There are no FEMA Special Flood Hazard Areas or environmentally sensitive areas on the subject property.

Sanitary Sewers - The subject site is located within the Town Branch sewershed. Sanitary sewer treatment is provided by the Town Branch Wastewater Treatment Plant for properties within this portion of the Urban Service Area, which is located approximately three miles to the southeast. Prior to any construction on the site, the Division of the Water Quality's Capacity Assurance Program will evaluate the available capacity of the system compared to their specific request for sanitary sewer demand.

Refuse - The Urban County Government serves this area with refuse collection on Thursdays. However, supplemental service by private refuse haulers is commonly utilized for multi-family residential land uses, such as those proposed.

Police - The site is located in Police Sector 1. The nearest police station is the West Sector Roll Call Center, located on Old Frankfort Pike near New Circle Road, approximately two miles from the subject property to the southeast.

Fire/Ambulance - The recently constructed Fire Station #24 is the nearest station to this site and is located approximately one-third (1/3) of a mile to the north of the subject property at the intersection of Magnolia Springs Drive and Mable Lane.

Transit - LexTran service is available within the area of the subject property. The Leestown Route (#12) has outbound service approximately one-quarter (1/4) of a mile from the subject property, at the intersection of Buck Lane and Citations Boulevard and then again near the intersection of Magnolia Springs and Citations Boulevard.

Parks - Masterson Hills Park is located along Jacquelyn Lane and Lucille Drive approximately one-half (1/2) of a mile walking distance west of the subject property.

SUMMARY OF REQUEST

The applicant is seeking to rezone the subject property from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone in order to construct two multi-family apartment buildings.

PLACE-TYPE

ENHANCED NEIGHBORHOOD
An Enhanced Neighborhood 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

MEDIUM-DENSITY RESIDENTIAL
Primary Land Use, Building Form, & Design
Primarily multi-family units. Multi-family units should complement and enhance existing development through quality design and connections
Transit Infrastructure & Connectivity
Access to these developments is typically through streets designated with the collector classification or above. Mass transit infrastructure should be provided along transit routes through collaboration with Lextran, and bicycle and pedestrian facilities should be plentiful to provide multi-modal options.
Parking
Parking should be minimized and where necessary, located internally.

PROPOSED ZONING



This zone is primarily for multi-family dwellings and other residential uses. This zone should be at locations and at the density (units/acre) recommended by the Comprehensive Plan, and in areas of the community where necessary services and facilities will be adequate to serve the anticipated population

PROPOSED USE



The petitioner proposes the rezoning of the subject property to the Planned Neighborhood Residential (R-3) zone to allow for the construction of two three-story multi-family apartment buildings, with a capacity of 48 dwelling units total, with a density of 22.6 units per acre.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant held a virtual zoom public meeting for comment on this zone change on June 14, 2022. Members of the design and legal team were present to answer questions. No members of the neighborhood attended the meeting.

PROPERTY & ZONING HISTORY



The subject property was initially zoned Agricultural District (A-1) until 1969 when it was reclassified to the Agricultural Urban (A-U) zone during the comprehensive rezoning of the city and county. The property is best known as a part of the Hillenmeyer Plant Nursery, which operated at this location for many years. In 2005, a portion of the subject property was rezoned to Planned Neighborhood Residential (R-3) zone, in anticipation for being incorporated into a larger townhome and single-family residential development.

By 2016, Citation Boulevard had been expanded out to this area; however, Sandersville Road had not yet been constructed, and the anticipated single-family residential development had not yet occurred. That same year the subject property was rezoned again, this time to Wholesale and Warehouse Business (B-4) zone, with the intent of developing the parcel into warehouse and office spaces. By 2020, Sandersville Road had been completed, but the anticipated warehousing and office development never materialized for the subject property.

The adjacent R-3 zoned property has since been developed into the 224-unit Artisan Apartment multi-family residential development. The applicant is now seeking to restore the property's R-3 zoning in order to reincorporate the subject property into this development. As proposed, this request would add two (2) three-story apartment buildings totaling 48 units and their corresponding parking areas to the Artisan Apartment Multi-Family Residential Development.

COMPREHENSIVE PLAN COMPLIANCE



The 2018 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.

The applicant opines that the proposed rezoning for the subject property is in agreement with the 2018 Comprehensive Plan.

GOALS & OBJECTIVES

The applicant opines that they are in agreement with the adopted Goals, Objectives, and Policies of the 2018 Comprehensive Plan. The applicant indicates that the proposed project will grow successful neighborhoods (Theme A) by creating a development that is compatible with the existing urban form in the area (Theme A, Goal #2.b) by integrating compatible multi-family residential into an development that has already been constructed, while also meeting community needs by expanding housing options (Goal #1). The applicant also indicates that the proposed development will encourage community interaction through pedestrian connectivity, all while respecting its neighbors with landscaping buffers and greenspace (Theme A, Goal #2.c, Theme A, Goal #3.b)

The applicant also opines that they are improving a desirable community (Theme D) by accommodating a pedestrian first design (Theme D, Goal #1.a) that that provides safe and clearly delineated pedestrian connections and facilities.

Finally, the applicant indicates that the proposed project seeks to maximize development on vacant and underutilized land with the Urban Service Area (Theme E, Goal #1.d) in an effort to preserve the urban and rural balance (Theme E, Goal #1), by providing higher density residential options.

POLICIES

In addition to the discussion of the goals and objectives of the Comprehensive Plan, the applicant indicates that they are in agreement with several Policies of the Comprehensive Plan. The applicant opines that the request meets numerous design policies, including utilizing a pedestrian scale, people-first design (Design Policies #1, 5, 6), making appropriate roadway connections (Design Policy #2), and minimizing the visual impact of their parking areas (Design Policy #7) by placing parking to the sides and rear of their development.



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 property. 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 2018 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. The Enhanced Neighborhood Place-Type is focused on providing additional amenities, housing types, and neighborhood serving retail, services, and employment options. These developments are typically located within or along the edges of neighborhoods and are situated to promote walkability. As the proposed development will be incorporated into the existing multi-family apartment complex adjacent to the subject property, staff agrees with the applicant's assessment of the proposed Enhanced Neighborhood Place-Type.

Additionally, the applicant is seeking to apply the Medium Density Residential Development-Type. This Development Type is recommended within the Enhanced Neighborhood Place-Type and primarily consists of attached and multi-family residential units which should complement and enhance existing development through quality design and connections. The applicant has proposed two multi-family apartment building matching the design, density, and size of the existing Artisan Apartment Development. Staff agrees that the proposed Development Type can be appropriate for the subject property.

Finally, the applicant has requested the rezoning of the property to the Planned Neighborhood Residential (R-3) zone for the subject property, which is a recommended zone within the Enhanced Neighborhood Place-Type and Medium Density Residential Development Type.

The staff agrees with these aspects of the applicant's proposal and that these Goals, Objectives, and Policies of the 2018 Comprehensive can be met with the proposed development.

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 2018 Comprehensive Plan. The development criteria 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 Enhanced Neighborhood Place-Type and Medium-Density Residential Development Type.

1. Site Design, Building Form and Location

The proposed rezoning meets the criteria for Site Design, Building Form and Location. The site has been designed to emphasize connections to the existing development, minimize the visual impact of the provided parking areas, and reinforce the streetscape at along the intersection of Citation Boulevard and Sandersville Road. This request is also in agreement with the Multi-family Design Standards, as it provides a pedestrian oriented design that matches the appearance and design of the existing apartments within the Artisan Apartments development.

2. Transportation and Pedestrian

While the proposal meets many of the criteria for Transportation and Pedestrian Connectivity, one criterion warranted further discussion.

D-CO2-2 Development should create and/or expand a safe, connected multi-modal transportation network that satisfies all users' needs, including those with disabilities.

The proposed development plan details sidewalk connections between the proposed development and sidewalk networks along Citation Boulevard, Sandersville Road, and the remaining buildings within the Artisan Apartments. These connections currently do not provide a direct path for pedestrians to cross the parking areas and connect with the walkways that lead to the central amenities within the rest of the Artisan Apartment development. A pedestrian crossing and connection across the parking lot should be provided to allow safe connectivity to the rest of the site for these users.

3. Greenspace and Environmental Health

The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage through additional VUA screening, landscaping islands, and therequirements of the R-3 zone. The site will also connect to existing green infrastructure that serves the remaining portions of the Artisan Apartments.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will grow successful neighborhoods (Theme A) by creating a development that matches existing urban form in the area (Theme A, Goal #2.b), promotes multi-modal connectivity (Theme A, Goal #3.b) while also meeting community needs by increasing housing options and supply (Theme A, Goal #1.b).
 - b. The proposed project will improve a desirable community (Theme D) by incorporating a pedestrian focused design (Theme D, Goal #1.a) that that provides safe and clearly delineated pedestrian connections and facilities.
 - c. The rezoning will maximize development on vacant and underutilized land within the Urban Service Area (Theme E, Goal #1.d) in an effort to preserve the urban and rural balance (Theme E, Goal #1).
2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will utilize a people-first design, with designated pedestrian and multi modal infrastructure (Design Policies #1, 5, 6)
 - b. The proposed project will incorporate appropriate roadway connections by aligning their access drive with adjacent development across Sandersville Road (Design Policy #2)
 - c. The proposed project will limit the visual impact of the proposed parking areas (Design Policy #7).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site prioritizes connections with the existing multi-family development, and meets the criteria within the Multi-Family Design Standards.
 - b. The proposed rezoning prioritizes the inclusion of safe pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape and adds tree canopy coverage in the form of landscape buffers and property perimeter screening.
4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00032: RML-Hillenmeyer Property East (Artisan Apartments), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.