

# SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-26-00003: 4184 TODDS, LLC



## STAFF REVIEW

In the period following the March Subdivision and Zoning Committee meetings, the applicant has made changes to the application in response to the initial staff report and the comments received during the committee meetings. Since that time, the applicant has submitted updated application materials, including a revised development plan and a supplemental letter of justification.

## COMPREHENSIVE PLAN COMPLIANCE

In the initial report, staff cited numerous ways in which the proposed development complies with the Goals, Objectives and Policies sections of the 2045 Imagine Lexington Comprehensive Plan. Additionally, the previous staff report agreed that the chosen Place-Type, Development-Type and zone were appropriate for the area. The supplemental justifications expanded on the Community Design Element of the 1996 Expansion Area Master Plan.

## DEVELOPMENT CRITERIA

Although the original staff report was generally positive in terms of Development Criteria compliance, staff requested additional information on the following:

*A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.*

The Supplemental Justification Statement clarified that the units would be oriented inward, citing several factors for this decision. The applicant opines that the unusual shape of the lot combined with the easement access makes the proposed orientation preferable.

## EXPANSION AREA MASTER PLAN

Staff requested additional information on how the plan complies with the Community Design Element of the 1996 Expansion Area Master Plan, which was provided by the applicant in the amended justifications. In that document, the applicant describes how this development would facilitate pedestrian access between existing neighborhoods and future development on adjacent parcels as well as provide a choice in housing type in the area. Additionally, the applicant opines that this proposal would create housing that is more attainable for a larger segment of the population than what is currently available in the vicinity.

While the Future Land Use Element of the 1996 Expansion Area Master Plan recommended this portion of the subject property for residential uses, the applicant opines that a slightly higher density is appropriate. The intent behind the limited density for this portion of the EAMP was in part to ensure that development adjacent to the Rural Service Area was limited, and to ensure that the agricultural viability of these areas was not compromised. In the time since the 1996 EAMP, there has been a subsequent expansion of the Urban Service Boundary, and as a result this parcel no longer adjoins the Rural Service Area. As a result, staff finds the shift from EAR-1 to EAR-2 to be appropriate.

## STAFF RECOMMENDS: **APPROVAL**, FOR THE FOLLOWING REASONS:



1. The proposed Expansion Area Residential-2 (EAR-2) zone is in agreement with the 1996 Expansion Area Master Plan, for the following reasons:
  - a. The request provides additional variety in residential options within the area (Community Design Element #5).
  - b. The request expands an existing network of interconnected residential uses (Community Design Element #4).



- c. Due to the expansion of the Urban Service Boundary in 2024, the development is no longer adjacent to the Rural Service Area (Community Design Element #7), therefore, a higher density will not impact the agricultural land use in the area.
2. The proposed Expansion Area Residential-2 (EAR-2) and Medium Density Residential (R-4) zones are in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
  - a. The request will help meet an increase in the demand for housing and provide a variety of housing options (Theme A, Goal #1.a, #1.b and #1.d; Theme A, Goal #2.b).
  - b. The request increases residential density on an underutilized parcel (Theme A, Goal #2.a and #2.d).
  - c. The proposed pedestrian connections and open space amenities of the design align with the environmental and quality of life components of the Comprehensive Plan (Theme B, Goal #2.d; Theme D, Goal #1.a).
  - d. The development will maximize utility of the development while maintaining the character of adjacent development (Theme E, Goal #1.e).
3. The requested Medium Expansion Area Residential-2 (EAR-2) and Medium Density Residential (R-4) zones are in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
  - a. The proposal increases residential density while still being sensitive to the surrounding context and connecting into the adjacent developed properties (Design Policy #4; Density Policy #1 and #2).
  - b. The request responds to the context of the corridor, providing additional density and intensity (Design Policy #4; Density Policy #1 and #2).
  - c. By locating the parking internally, within parking structures, the proposed development enhances walkability and bikeability (Design Policy #7).
  - d. The request will provide additional housing options for this area, which is predominately characterized by single-family detached structures or multi-family housing (Design Policy #8).
4. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Land Use, as the request increases residential density in a compact development(A-DN2-1; B-SU3-1).
  - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as it creates a pedestrian connection between existing residential development and future development (A-DS5-1; A-DS4-1).
  - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR-2-1), and minimizes impact on adjacent development through the use of buffering elements (B-PR3-1).
  - d. The proposal meets the criteria for Site Design, as the development improves pedestrian connectivity in the area (C-LI8-1), and provides for programmed open space (D-PL4-1).
  - e. The plan meets the criteria for Building Form, as it scaled to respect the context of neighboring structures (A-DS4-2) and minimizes significant contrasts in scale, massing and design (A-DN2-2).
5. This recommendation is made subject to approval and certification of PLN-MJDP-26-00007: CROSSROADS CHRISTIAN CHURCH LOT 3, (GARDEN ESTATES), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.