

ORDINANCE NO. 056-2024

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A MEDIUM DENSITY RESIDENTIAL (R-4) ZONE, FOR 13.09 NET (13.82 GROSS) ACRES, FOR PROPERTY LOCATED AT 2350 REMINGTON WAY (DENTON FLOYD REAL ESTATE GROUP; COUNCIL DISTRICT 2).

WHEREAS, at a Public Hearing held on April 25, 2024, a petition for a zoning ordinance map amendment for property located at 2350 Remington Way from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 8-0; and

WHEREAS, the Urban County Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 2350 Remington Way from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 – That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 3 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: June 27, 2024



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: July 3, 2024-1t
0576-24:TWJ:4877-4669-8948, v. 1

Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP – a petition for a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way. (Council District 2)

Having considered the above matter on April 25, 2024, at a Public Hearing, and having voted 8-0 that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend APPROVAL of this matter for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
 - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
 - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
 - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site's natural resources and key features (Theme B, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
 - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
 - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
 - d. The request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).
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 recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well-connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10- 1).

- c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
 - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 31st day of May, 2024.


 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by July 24, 2024

Note: The corollary development plan, PLN-MJDP-24-00018: Coventry (Belmont Farm) Lot 6 was approved by the Planning Commission on April 25, 2024 and certified on May 13th, 2024.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Lexy Holland, attorney.**

OBJECTORS

- None.

OBJECTIONS

- None.

VOTES WERE AS FOLLOWS:

AYES:	(8)	Forester, Nicol, Meyer, Barksdale, Worth, Zach Davis, Wilson, Michler,
NAYS:	(0)	
ABSENT:	(3)	Owens, Pohl, and Johnathon Davis
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of PLN-MAR-24-00006 carried.

- Enclosures:
- Application
 - Justification
 - Legal Description
 - Plat
 - Development Snapshot
 - Staff Reports
 - Applicable excerpts of minutes of above meeting

MAP AMENDMENT REQUEST (MAR) APPLICATION

1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)

Applicant: DENTON FLOYD REAL ESTATE GROUP, 609 E MAIN ST, LOUISVILLE, KY 40202
Owner(s): GATTON CM TRUSTEE, PO BOX 21793, LEXINGTON, KY 40522
Attorney: LEXY HOLLAND, 250 W MAIN ST. STE 600, LEXINGTON, KY 40507

2. ADDRESS OF APPLICANT'S PROPERTY

2350 REMINGTON WAY, LEXINGTON, KY 40509

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
P-1	VACANT	R-4	MULTI-FAMILY RESIDENTIAL	13.09	13.82

4. COMPREHENSIVE PLAN

a. Utilizing Placebuilder, what Place-Type is proposed for the subject site?	NEW COMPLETE NEIGHBORHOOD
b. Utilizing Placebuilder, what Development Type is proposed for the subject site? If residential, provide the proposed density	MEDIUM-HIGH DENSITY RESIDENTIAL

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	YES X NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input type="checkbox"/> NO

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	PUBLIC
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG

Utilities: Electric Gas Water Phone Cable





March 4, 2024

Chairperson Larry Forester
Members of the Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

**Re: Zoning Justification Statement regarding proposed zone change for
2350 Remington Way in Lexington, Application No.: PLN-MAR-24-00006
From P-1, Professional Office to R-4, Medium-Density Residential**

Dear Members of the Planning Commission:

This letter is written on behalf of Denton Floyd Property Holdings, LLC (“Denton Floyd” or “Applicant”) which is filing a zone change application and preliminary development plan for property located at 2350 Remington Way (the “Property”) in Lexington. The Property consists of approximately 13.73 total acres and is currently zoned P-1 (professional office). Denton Floyd is requesting a zone change to the R-4 (medium-density residential) zone to allow for the construction of multi-family residential apartments on the property.

The proposed project and requested zone change meet the goals, objectives, policies, and specific development criteria outlined in the Imagine Lexington 2045 Comprehensive Plan (the “Comp Plan”). It will add much-needed market-price apartment housing to a quickly developing, growing area of Lexington. The proposed garden apartments will add a housing type not available in the immediate vicinity. Importantly, future residents of this proposed project will have both internal and external access to greenspaces, recreation, and community oriented opportunities. Finally, the planned housing would provide equitable access to nearby current and future job opportunities, retail goods and services, and public facilities. For the reasons provided in this letter, Denton Floyd respectfully requests that the Planning Commission consider and approve its requested zone change.

I. History of the Property and description of the project.

Denton Floyd seeks to rezone the Property from P-1 to R-4 to construct multi-family housing. This Property is currently surrounded by tracts in a number of different zones, including R-4 to the south, B-6P to the west, P-2 to the east, and I-1 to the north. This Property was originally part of the historic Beaumont Farm, and zoned for agricultural uses. That zoning designation has changed several times since the Property was part of a larger purchase from Kentucky River Properties, LLC in 2003.

While it was initially anticipated that the Property would be used for residential purposes and, according to Planning Staff at Denton Floyd’s pre-application meeting was zoned R-3 and

eventually R-4, it and adjoining parcels were rezoned in 2014 with a focus on industrial and commercial development. Since that rezoning, the goals and objectives of the City of Lexington and the Lexington Fayette County Urban Government Planning Commission have changed significantly—most notably, through the Placebuilder component of its comprehensive planning. The Property has now sat vacant under its current zoning for approximately a decade.

Now, Denton Floyd seeks to return the Property to its intended use when it was initially rezoned. The current site plan envisions 280 multifamily housing units that includes seven buildings, a clubhouse, a pool, and additional amenities for residents. Each multi-family building will contain at least four stories (the “Proposal”).

This Property is uniquely positioned for multi-family, medium-high density housing in Lexington. It sits just north of two major corridors, Citation Boulevard and Georgetown Road, and east of Remington Way. Importantly, it provides convenient interstate access because of its proximity to and Newtown Pike. The Property is also located between an industrial use to the north and condominiums zoned R-4 to the south. There are also a number of single-family neighborhoods and proposed future developments in this area. Because a medium-high density, multi-family apartment complex would provide a greater mix of housing types, particularly for current and future employees of local industries, the Proposal will provide more equitable and affordable access to housing. The proposed housing community would also provide a greater quality of life for those employees by providing proximity to current and future retail, access to goods and services, recreation, and multi-modal transportation.

II. The Project meets the goals and objectives of the 2045 Comprehensive Plan.

The requested zone change is in line with applicable Goals and Objectives of the Comp Plan. Importantly, this project will provide necessary safe, quality-built, accessible, and market-affordable housing for families working and living in Lexington. Likewise, this site provides access to pedestrian walkways, bike paths, and public recreational areas. Additionally, based on current and future planned uses in the greater neighborhood, residents will have local and walkable access to retail, grocery stores, and entertainment. The specific goals and objectives, and Denton Floyd’s justification for each, is described in detail below.

Goal A.1 Expanding Housing Choices.

The Proposal helps accommodate the demand for housing in Lexington because it provides higher-density housing to future residents. It also adds a different housing type to the immediate area, broadening options for future residents and creating neighborhood diversity for current residents.¹

¹ Objective A.1.b.

The project will provide safe housing for residents that will not only be affordable within current market rates, but will increase the housing stock in Lexington, thereby positively impacting the affordability of the housing market. Additionally, the project accommodates individuals with disabilities by providing, among other accessible features, elevators in each building. It will ensure that residents with disabilities can efficiently access any unit in the proposed community.² Higher-density housing is a focus of the Comp Plan, and this project will appropriately add 280 units to Lexington's market on a less-than-thirteen acre parcel within the urban service boundary.³

Goal A.2 Support Infill and Redevelopment Throughout the Urban Service Area as a Strategic Component of Growth.

While not a redevelopment project, this proposal meets the goal of using space in the urban service area for mixed-used purposes, meeting the infill objectives of the Comp Plan. This development will plug medium-high density housing into the already established infrastructure systems supporting the property. With the future addition of retail, grocery, and business opportunities in the area, the need for higher-density housing close to these centers will become even more important.⁴

The Proposal will apply design standards that will certainly match the context of the surrounding area and complement existing design features.⁵ Denton Floyd will provide the Planning Commission with conceptual drawings and renderings demonstrating the type of housing it builds and how the project will compatibly fit into the surrounding area.

Greenspace is incorporated throughout the development. Specifically, the Proposal's design centers around the intent to preserve and incorporate two legacy bur oak trees on the property. It also includes an outdoor dog park that is connected via the use of an eight-foot-wide trail to the other greenspaces through the development.⁶ The Applicant also intends to construct a pool with an activated surrounding deck for an additional opportunity for residents to spend time outdoors. Offsite recreation is also conveniently available to residents with nearby access to Legacy Trail, a linear park that offers walking trails, etc.

Goal A.3 Provide Well-Designed Neighborhoods and Communities.

This project provides opportunities for safe and positive social interactions among its future residents. The development includes a pool, a clubhouse, numerous connecting internal sidewalks, and access to the larger community. It also provides access to existing public transportation and bike lanes.⁷ The proposed development will minimize the disruption of natural features, including,

² Objective A.1.c.

³ Objective A.1.d.

⁴ Objective A.2.a.

⁵ Objective A.2.b.

⁶ Objective A.2.c.

⁷ Objective A.3.b.

to the extent possible, the preservation of numerous trees and topographic features that currently exist. Importantly, Denton Floyd intends to preserve as much of the tree line between the parcel's neighbor to the south and the proposed development, and infill that area with additional landscaping as needed.⁸

Indoor and outdoor gathering spaces are a vital component of this development. The clubhouse will be a community center available to residents in the neighborhood and will be a focal point of the development. The pool will also provide an outdoor area for residents to gather and participate in recreational activities. Additionally, the development will include a dog park on the eastern edge of the property. Finally, a central greenspace—with a community focal point that is [Lexington's official tree](#)—will provide a second neighborhood-enhancing gathering space. This greenspace will include enhancements intended to activate the space, such as benches and other outdoor features. Each of these neighborhood-enhancing features will be connected by an eight-foot trail through the entire development that ultimately connects to Remington Way. It is also important to note that each of these features is intentionally spread through the development and provides residents in each portion of the neighborhood with ample access to gathering places and greenspaces.⁹

Importantly, this project envisions the expansion of Gatton Way, which is currently planned for the northern edge of the property, bordering the current neighboring industrial use. This provides additional access to Lexington's roadways, increases connections between new and existing development, and will ease traffic concerns through the neighborhood. Additionally, the current plan adds sidewalks to Lexington's walkable infrastructure and cleanly connects this community to the greater neighborhood area.¹⁰ The Applicant also plans to explore the possibility of using the extension of Gatton Way to connect this development and others to the Legacy Trail.

Goal A.4: Address Community Facilities at a Neighborhood Scale.

As discussed in Objective A.3.d., the proposed project will incorporate community-centered recreational facilities and greenspaces—including a walking trail, dog park, two larger, activated green areas, a clubhouse, and a pool. All of these amenities will be connected to new and existing roadways by internal sidewalks. Further, the site plan proposes a specific short-term bike parking area near Gatton Way that will provide safe storage for residents who choose that mode of transportation.¹¹

By developing Gatton Way and providing three access points to roadways, the project meets the goal of establishing roadway connections that reduce emergency response times and improves the efficiency of the operations of city services.¹² Notably, Lexington Fire Department

⁸ Objective A.3.c.

⁹ Objective A.3.d.

¹⁰ Objective A.3.e.

¹¹ Objective A.4.c.

¹² Objective A.4.c.

Station No. 24, located at 2754 Magnolia Springs Drive, is less than two miles from the proposed development.

Goal A.5: Ensure Equitable Development and Rectify Lexington’s Segregation by Race and Socioeconomic Status Caused by Historic Planning Practices and Policies.

By providing middle-income housing that is walkable and accessible by existing public transportation, the Proposal will create equitable transportation opportunities for all residents of Lexington. Importantly, this housing option will be integrated into a larger community that includes a wide array of housing types. This proposed project will help the City increase housing that rectifies planning practices that previously promoted racial and socioeconomic segregation. As the Comp Plan demonstrates, the proposed development sits just north of a portion of Lexington experiencing 41-60 percent poverty, and that is more diverse than most Lexington neighborhoods.¹³ This project provides a middle-income housing option near those same areas.¹⁴ As a result, establishing the Proposal on the Property will bring new residents quality housing options near goods and services that can be accessed by multi-modal transportation options, which allows residents to move around without relying solely on a private automobile.

Goal B.3 Apply Environmentally Sustainable Practices to Protect, Conserve, and Restore Landscapes and Natural Resources.

Denton Floyd intends to preserve as much of the existing landscape and the property’s natural resources as it can through this development.¹⁵ For example, through the early identification of bur oaks on the property, and in meeting with LFUCG’s urban forester, Denton Floyd has made plans to preserve larger legacy trees on the property.¹⁶ To the extent possible, it also plans to preserve other natural elements of the landscape as it currently exists.

Further, Denton Floyd plans to explore potential green infrastructure practices in constructing this project. It will consider potential grass filter strips, permeable pavement, or bio-swales as part of the stormwater management plan for the development of the property.

Goal C.2: Attract a Wide Array of Employment Opportunities.

The greater area surrounding this proposed development contains opportunities for employment in a wide range of professions. In addition, with its proximity to Legacy Business Park, the University of Kentucky’s Coldstream Research Park and proposed developments that will no doubt create a significant increase in the available jobs in Lexington’s market, it will be critical for the City to ensure it has enough local housing to support its residents’ careers. Relatedly, the proposed housing not only provides access to the job market, but to lifestyle enhancing

¹³ See Comp Plan pp. 20-21.

¹⁴ Objectives A.5.a. and Objective A.5.b.

¹⁵ Objective B.3.b.

¹⁶ Objective B.3.f.

opportunities for employees through local existing and future retail, restaurants, entertainment and recreation.¹⁷

Goal D.1: Work to Achieve an Effective, Equitable, and Comprehensive Transportation System.

This Proposal implements a pedestrian-first design by incorporating sidewalks and trails throughout the property. Additionally, it provides short-term bike storage and multiple, safe access points to roadways for residents who use biking for transportation. Those access points will help ensure that car traffic moves efficiently and safely through the property. Finally, public transportation is available within a short walking distance of the property. Specifically, LexTran's Route 2 has a stop at the corner of Citation Boulevard and Georgetown Road.¹⁸ The development aims to provide a variety of options for transportation for its residents.

Goal D.2: Support a Model of Development that Focuses on People-First to Meet the Health, Safety, and Quality of Life Needs of Lexington-Fayette County's Residents and Visitors.

Denton Floyd seeks to ensure that the residents who live in this development have a positive quality of life. This development will use the Property's current landscape to allow residents to safely enjoy preserved elements of the natural environment. The site plan demonstrates some ways in which these areas will be activated.¹⁹ For example, the site plan includes the construction of a pool and amenity deck, the incorporation of a dog park, a potential connection to the Legacy Trail, and activated sites around existing bur oak trees.

In planning the parking availability for the project, Denton Floyd lowered the number of parking spots to the extent possible, and increased walkable connections throughout the proposed development. While residents will still have plenty of access to parking, they will also easily and safely be able to walk to each of the residential buildings and amenities.²⁰ In addition to its proximity to other neighborhoods, retail, and services, the development creates middle-income housing with walkable access to one of Lexington's most-loved parks and recreational areas.

Goal E.1: Uphold the Urban Service Area Concept.

By building this project on undeveloped land within Lexington's current Urban Service Boundary, this Proposal will only help further responsible growth in Lexington. This project keeps needed housing within the City's core, and helps continued efforts to redevelop an underutilized corridor. While the Citation Boulevard and Georgetown Road area have significant commercial and industrial uses, and future retail, restaurant and entertainment uses, it does not have much existing or planned multi-family affordable housing. This helps add to the goal of ensuring

¹⁷ Objective C.2.f.

¹⁸ Objectives D.1.a., D.1.b., D.1.c., and D.1.d.

¹⁹ Objective D.2.a.

²⁰ Objective D.2.d.

Lexingtonians have housing options near where they work and want to live, while continuing to protect and provide access to rural land.²¹

Appendix A: Multi-Family Design Standards

Design Policy No. 3 recommends that multi-family residential developments comply with the Multi-Family Design Standards set forth in Appendix A. Each of those standards are addressed in the chart below.

Site Planning	
SP.1	The Proposal prevents residential lots from backing into public streets and areas by providing landscape screening and greenspace between Remington Road, Gatton Way, the neighboring condominiums, and the proposed apartment buildings.
SP.2	Each apartment building includes two separate entrances to the building.
SP.3	All Buildings will have entries that are prominent from the street, as demonstrated by the proposed conceptual design. Each entry will be easily distinguishable from the rest of the building.
SP.4	The setback for the development respects the existing setback patterns established by the surrounding developments. In the context of the Citation Pointe development to the south, and the industrial property to the north, the setback for this development links the two, distinct setbacks to cohesively integrate the proposed apartments.
SP.5	The pedestrian network within the development, including standard sidewalks and an eight-foot path, encourages access to Remington Way and the proposed extension of Gatton Way. Additionally, Denton Floyd would like to explore the possibility of connecting the apartments to Legacy Trail in Coldstream Park.
SP.6	The proposed amenities, such as a pool, a dog park, a clubhouse, walking trails, and additional services are all accessible from a nearly equal distance from two greenspaces featuring existing bur oak trees. Each amenity, and each greenspace, are connected by sidewalks and wider pedestrian walkways.
SP.7	Parking has been intentionally placed, to the extent possible, in the interior of the development and places the apartment buildings closer to the roadways. Where parking areas are near the public street, landscape screening is provided.
SP.8	All parking lots in the development are broken into smaller lots that enhance safety, accessibility and eliminate the appearance of large rows of cars.
SP.9	The dwelling units are intentionally placed to allow for as much viewing of the various open spaces in the development as possible.
SP.10	The development will connect directly to Huntly Place, which not only provides direct access to other residential neighborhoods, but also to Coventry Oak Elementary School. It provides an additional route of access to Georgetown Road so that Citation Boulevard is not the only point of access to main corridors. The extension of Gatton Way will greatly increase connectivity to surrounding industrial

²¹ Objective E.1.a., E.1.b., E.1.c. and E.1.d.



	uses and Remington Way more generally, as well as, potentially, to the recreational areas in Legacy Park. Likewise, because there are three entrances to the development from surrounding streets, adequate emergency access has been provided with alternative access should one entry way be blocked, for whatever reason. Additionally, no points of access traverse through floodplain, which can cause complications accessing properties during significant rain events.
SP.11	There are three street connections in the proposed development that will increase connectivity and traffic calming. Further, the parking areas within the development are as connected as possible to avoid the creation of dead ends and cul-de-sacs.
SP.12	The development incorporates additional traffic calming measures, such as the inclusion of crosswalks, tight turn radii, and the prevention of long straightaways, where cars can achieve dangerous speeds. Further, appropriate street lighting will be added to help improve walkability.
SP.13	Interconnected sidewalks and paths within the development ultimately connect the neighborhood to streets, and other neighborhoods, in a safe way. Additionally, the development will continue the sidewalk that currently runs in front of the Citation Pointe development to Gatton Way, then add sidewalks to that road extension as well. Citation Boulevard currently has sidewalks and bike lanes that will help connect residents to Georgetown Road and other neighborhoods. While Georgetown Road does not currently include sidewalks or bike access, Citation Boulevard continues west and provides a number of connections to industrial complexes, such as Innovation Drive, and ultimately to larger neighborhoods such as Masterson Station with roadway connections to existing restaurants, retail and other services.
SP.14	In addition to the lighting and sidewalks previously discussed, the development incorporates tightly-spaced street trees near sidewalks and roadways to help create a pedestrian-friendly environment. This is shown throughout the site plan.
SP.15	Parking areas will be well lit to ensure pedestrian and driver safety, but will be tailored so as to not impact residents within nearby buildings.
SP.16	This development has been designed for accessibility. Each building will contain an elevator, making all units accessible for residents with disabilities. Additionally, the linked sidewalks and paths throughout the property will quickly and accessibly connect residents to the amenities and greenspaces throughout the development.
SP.17	The streets in the development are balanced on both sides in their use of pedestrian sidewalks, trees, incorporation of greenspaces, and the character of the buildings facing them.
Open Space & Landscaping	
OS.1	The open greenspaces provided in this development will be easily accessible physically and visually to residents. Sidewalks and trails intentionally connect residents to those spaces, and two of them are marked by existing, large bur oak trees.
OS.2	The development has been designed so that, to the greatest extent possible, the buildings face open green spaces and other additions of landscape on the property.
OS.3	The renderings of the building design provide each unit with an appropriately sized private patio or balcony.

OS.4	The landscaping provided in the site plan clearly denotes the edge of the neighborhood and where the property meets public streets. Tree protection areas between the property and the condominium neighborhood to the south, and Coldstream Research Campus to the east, also designate the edge of the neighborhood. Finally, the development will implement smaller-scale landscaping throughout the neighborhood to appropriately line parking lots and internal streets. All landscaping will meet the requirements of Article 18, Landscape and Land Use Buggers (November 2022); Article 26, Tree Protection Standards of the Zoning Ordinance; and Article 6-10 of the Land Subdivision Regulations.
OS.5	The development will add trees, shrubs, and other landscaping features to soften the impact of parking areas in the neighborhood in line with the standards cited in response to OS.4.
OS.6	This property appropriately buffers parking and other facilities from adjacent properties, though they are not single family. It will do this by preserving the existing tree line between the proposed development and Citation Pointe to the south. A tree line will also buffer this multi-family residential development from Coldstream Research Campus.
OS.7	As the site plan demonstrates, instead of fences or walls, the property will buffer roads and neighboring properties through the use of existing and new tree lines.
OS.8	Stormwater management, sanitary sewers, storm sewers and public street improvements shall be designed and constructed in according with LFUCG’s engineering manuals. Further, storm water detention and management is provided in a regional basin to the north of the property on 2450 Georgetown Road.
OS.9	This development incorporates two types of paths that are accessible to all users, and connect to each amenity available in the neighborhood. In addition to regular sidewalks, eight-foot paths will be added to increase walkability and accessibility throughout the property.
OS.10	While the proposed development does not include many internal streets, it does clearly differentiate between the main entrance road that connects each of the buildings, and the parking areas throughout the property. As the site plan demonstrates, the primary entrance to the development creates a roadway not lined by parking, but only by pedestrian walkways.
OS.11	The project will use landscaping techniques that create a sense of entry, and will provide appropriate landscaping for internal streets, parking lots, and other connection points.
OS.12	Lighting will complement the building and landscape design, matching the architectural style, materials and colors found in the renderings attached to this application.
OS.13	All exterior lighting will meet applicable zoning regulations. Lighting will be directed toward the ground and shielded so it does not trespass into neighboring properties, residents’ units, or the night sky.
Architectural Design	

AD.1	The proposed development promotes variety by implementing design standards that complement but are different from the appearance of nearby developments. For example, as the renderings demonstrate, the proposed garden-style apartment buildings will differ in roof shape, building form, color and style from the Citation Pointe duplexes to the south, and from nearby single-family homes.
AD.2	Each proposed building at this site contains four floors of units. This height will complement and maintain the character of buildings in the area, such as Citation Pointe's three-story buildings.
AD.3	As demonstrated by the preliminary renderings provided, the facades of each apartment building include varying roof shapes, wall setbacks, materials and colors to reduce the perceived building mass. The front elevation of the building provides added variety by implementing a different roof pitch and design from the back elevation. The clubhouse will carry many of the same features and will match the materials and colors used in the apartment buildings.
AD.4	The preliminary renderings show that the window space will be maximized both in number and size for each unit. Additionally, the units include balconies with double doors that will further enhance views and help spaces feel larger.
AD.5	There are no large areas of blank wall facing the street for any of the proposed buildings.
AD.6	The preliminary renderings for the apartment buildings show that more than four different types of material will be used to create variety and symmetry in the appearance of the buildings. The use of trim of various thicknesses and style, along with a simple black railing for each balcony, adds to the cohesive character of the design.
AD.7	The materials and colors used help distinguish between distinct architectural elements on the buildings. For example, as the preliminary renderings show, the front elevation's middle section becomes the focal point of the building because of its unique roof pitch and the use of a separate point color from the other upper two floors of the building. Likewise, the clubhouse building contains a number of architectural elements—such as the use of different window patterns and roof pitches—to distinguish it from other buildings.
AD.8	All of the buildings in the proposed renderings maintain the same architectural design and level of detail on both the front and rear facades.
AD.9	As the preliminary renderings demonstrate, the buildings contain similar architectural shapes and lines so that the structures are cohesive. Additionally, landscaping will be implemented to intentionally provide smooth transitions between buildings and other elements of the property.

III. Denton Floyd is in the process of engaging with the public.

Denton Floyd understands the importance of engaging neighbors that may be impacted by this rezoning of the property. It has received the contact information for the condominium association for the neighborhood south of the Property, and is reaching out to request a time to set



up a time to discuss this project. Additionally, Denton Floyd has already reached out to the industrial user to the north of the property, and intends to contact the leadership of the Coldstream Legacy Business Park as well.

IV. The proposed development meets the Comp Plan's Placebuilder requirements for a New Complete Neighborhood place type.

Of the Placebuilder's seven place-types within the Urban Service Area boundary, this development is a New Complete Neighborhood. The applicable place type is defined as follows:

New Complete Neighborhoods are undeveloped areas designed to provide housing in a sustainable format. These areas should include neighborhood serving retail, services, & employment options, as well as town centers. Accessible greenspace, neighborhood focal points, & a multimodal transportation network should be provided to add a sense of place & connectivity.

(Comp Plan, p. 318). This place-type is appropriate for the reasons stated below.

a. The project serves the New Complete Neighborhood place type site priorities.

The New Complete Neighborhood place type encourages medium to medium-high density residential uses. Within the context of the surrounding area, the New Complete Neighborhood place type is most appropriate because it proposes additional, market-rate multi-family housing in an area that currently supports retail, services and employment. Additionally, with the anticipated development of sites in the immediate vicinity of this proposed project, dense, multi-family housing will certainly be in demand.

This proposal also encourages and promotes mixed housing types in the immediate area. The site neighbors Citation Pointe, a condominium association facing Citation Boulevard. Further, the proposed development's primary entrance will face Huntly Place, cleanly connecting future residents to single-family neighborhoods in the Coventry subdivision. Further, to the south of the property, across Citation Boulevard on Remington Way, is another single-family home neighborhood. Incorporating multi-family market-price apartments in this area will increase diversity in available housing types.

Next, as the site plan demonstrates, this project will not only protect two legacy trees on the property, but uses them to create activated outdoor areas and greenspace for residents. The proposed project also adds to the existing tree canopy and ensures that these internal greenspaces are accessible to all residents in the development. Additionally, Denton Floyd has incorporated a dog park, pool, trails and other walkable amenities so residents can efficiently access outdoor recreation without leaving the property. If they do seek additional recreation and greenspace, this property directly neighbors and has walkable access to Lexington's Legacy Park, which includes miles of multi-use paved paths.

In addition to providing easy access to Lexington's public parks, and longest trail system, the site is also near several other public facilities. For one, Coventry Oak Elementary School is just over half a mile from the development. Using the Huntly Place connection from the development, residents will be able to take a thirteen-minute walk to Coventry Oak Elementary without ever accessing either Citation Boulevard or Georgetown Road. The Rise STEM Academy for Girls, a public magnet school, is also less than a mile from the site.

Public transit is also easily and quickly accessible for future residents of this development. Currently, LexTran has an established stop at the corner of Citation Boulevard and Georgetown Road. Sidewalks from the inside of the development will provide residents with a short walk to this transportation option. Lexington has also added significant infrastructure to Citation Boulevard and connecting major corridors to better support bike transit into Lexington.

b. An R-4 medium-high density zone is most appropriate for this project within a New Complete Neighborhood.

Denton Floyd's site plan proposes a medium-high density residential development type, making the high-density apartment zone (R-4) the ideal designation for the property. Because the development will include 19.4 units per acre, it is most appropriate for the medium-high density type.

c. Development criteria.

The site plan provided in this application to the Planning Commission addresses each of the necessary specific development criteria for the New Complete Neighborhood type. Please reference the site plan for Denton Floyd's explanations regarding how the project meets each development criteria. Criteria not specifically addressed in the plan or in this letter are inapplicable to the development and requested zone change.

V. Conclusion.

Thank you for considering Denton Floyd's zone change request. We are happy to answer any questions the Planning Commission may have regarding the contents of this letter.

Sincerely,

/s/ Lexy G. Holland

WYATT, TARRANT & COMBS, LLP

Lexy G. Holland

ZONE CHANGE DESCRIPTION

2350 REMINGTON WAY

ZONE CHANGE FROM P-1 TO R-4

LEXINGTON, FAYETTE COUNTY, KENTUCKY

BEGINNING in the centerline of Remington Way being the common corner of 2450 Georgetown Road (Belmont Centre LLC, DB 3963 Pg 28) and 2350 Remington Way (Gatton CM Trustee C/O Schrader Commercial Properties, DB 2365 PG 372):

1. North $15^{\circ}27'42.44''$ East, 35.12 feet to a point,
2. Along a curve to the left with a radius of 500.00 feet, an arc length of 151.40' and a chord North $6^{\circ}45'14.40''$ East, 151.98 feet to a point,
3. North $1^{\circ}57'13.63''$ West, 396.42 feet to a point at the centerline intersection of Remington Way and Gatton Way.

THENCE with said centerline of Gatton Way as follows:

1. North $88^{\circ}23'51.07''$ East, 36.52 feet to a point,
2. Along a curve to the right with a radius of 550.00 feet, an arc length of 508.09' and a chord South $64^{\circ}05'34.21''$ East, 528.15 feet to a point,
3. South $37^{\circ}23'31.79''$ East, 231.55 feet to a point,
4. Along a curve to the left with a radius of 500.00 feet, an arc length of 284.91' and a chord South $53^{\circ}56'43.74''$ East, 288.91 feet to a point,
5. South $70^{\circ}29'55.68''$ East, 370.47 feet to a point to a common corner of 1490 Bull Lea Rd (Commonwealth of Kentucky FBO, DB 2121, PG 575),

THENCE with said common property line of 1490 Bull Lea Rd as follows:

1. South $20^{\circ}38'20.00''$ West, 378.71 feet to a point,
2. South $87^{\circ}45'29.00''$ West, 51.18 feet to a point,
3. North $66^{\circ}04'52.00''$ West, 627.05 feet to a point,

4. North 65°05'11.00" West, 517.70 feet to a point of beginning, containing 602,019.76 square feet, 13.82 acres gross; 570,368.11 square feet, 13.09 acres net.



DENTON FLOYD REAL ESTATE GROUP (PLN-MAR-24-00006)

2350 REMINGTON WAY

Rezone the property for a multi-family residential development.

Applicant

DENTON FLOYD REAL ESTATE GROUP
609 E MAIN STREET
LOUISVILLE, KY 40202
lholland@wyattfirm.com (Attorney)

Owners

GATTON CM TRUSTEE
PO BOX 21793
LEXINGTON, KY 40507

Application Details

Acreeage:

13.09 (13.82 gross) acres

Current Zoning:

Professional Office (P-1) zone

Proposed Zoning:

Medium Density Residential (R-4) Zone

Place-type/Development Type

New Complete Neighborhood

Medium-High Density Residential

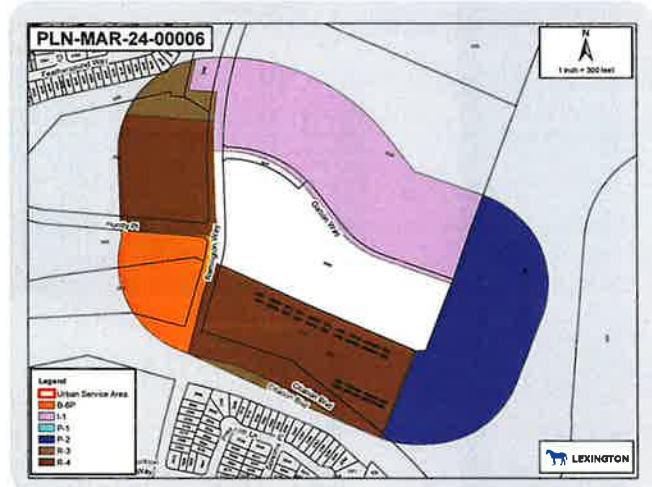
For more information about the New Complete Neighborhood place type see Imagine Lexington pages 318-327. For more information on the Medium- High Density Residential Development Type see page 271.

Description:

The applicant is seeking to rezone the subject property in order to construct a multi-family residential development. The proposed development consists of seven (7) four-story structures, for a total of 280 units, for a residential density of 22.51 units per acre. A total of 440 surface parking spaces are proposed.

Public Engagement

- The applicant has not indicated that any public outreach or engagement has occurred at this time.



Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00006 DENTON FLOYD REAL ESTATE GROUP

DESCRIPTION OF ZONE CHANGE

Zone: From a Professional Office (P-1) zone
 Change: To a Medium Density Residential (R-4) zone
 Acreage: 13.09 net (13.82 gross) acres
 Location: 2350 Remington Way



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	P-1	Vacant
To North	I-1	Industrial
To East	P-2	Coldstream Campus
To South	R-3	Residential
To West	B-6P/R-4	Vacant

URBAN SERVICE REPORT

Roads - The subject property has frontage on Remington Way, a two lane collector roadway, well as Gatton Way, a partially constructed two lane local roadway that serves as access for the adjoining industrial use. As a part of this proposal, the applicant will be extending Gatton Way to connect to the Coldstream campus to the east.

Curb/Gutter/Sidewalks - Curb, gutter and sidewalks exist along the southern portion of Remington Way and along Citation Boulevard, but sidewalks are not currently present along the subject property's Remington Way road frontage. The portions of Gatton Way that have been constructed include sidewalk, curb, and gutter facilities. These facilities will be extended with the applicant's proposed continuation of Gatton Way.

Storm Sewers - The subject property is located within the Cane Run watershed. All on-site improvements required for the proposed redevelopment of the subject property will need to be constructed in accordance with the Division of Engineering's Stormwater Manuals. There are no known FEMA designated floodplains on the subject property or in this immediate area. The subject property is also located within the Royal Spring Aquifer Recharge Area, where special care is needed in order to better protect the aquifer, which supplies drinking water for Scott County.

Sanitary Sewers - The subject property is located within the Cane Run sewershed. The property is served by the Town Branch Waste Water Treatment Facility, located on Lisle Industrial Avenue, southeast of New Circle Road. The petitioner will need to secure Capacity Assurance Program approval prior to the final development plan being certified.

Refuse - The Urban County Government serves this area with refuse collection on Thursdays. Supplemental service may be required to serve the needs of the proposed development. This can be accomplished by contracting with private refuse collectors, if desired.

Police - The nearest police station is the West Sector roll call center on Old Frankfort Pike, located approximately three miles to the southwest, near the New Circle Road interchange.

Fire/Ambulance - The closest station is Fire Station #10 on Finney Drive, located approximately 1.6 miles south of the subject property.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and Internet are available in the area, and are able to be extended to serve the proposed development.

Transit - This area is served by the Lextran Route (#2), with outbound service present on Citation Boulevard.

Parks - Coldstream Park is approximately 0.20 miles southeast of the subject property, and Highlands Park is located approximately 0.3 miles to the south.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Professional Office (P-1) zone to the Medium Density Residential (R-4) zone in order to establish a multi-family residential development.

PLACE-TYPE

NEW COMPLETE
NEIGHBORHOOD

Undeveloped areas designed to provide housing in a sustainable format. These areas should include neighborhood serving retail, services, and employment options, as well as town centers. Accessible greenspace, neighborhood focal points, and a multi-modal transportation network should be provided to add a sense of place and connectivity.

DEVELOPMENT TYPE

MEDIUM-HIGH DENSITY RESIDENTIAL

Primary Land Use, Building Form, and Design

Primarily multi-family units. Multi family units should compliment and enhance existing development through quality design and connections.

Transit Infrastructure and 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.

Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and a variety of neighborhood serving commercial and employment uses.

PROPOSED ZONING

R-4

The intent of this zone is to provide for medium to medium-high density multi-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. The medium to medium-high density residential uses should be located along collector and arterial streets. Where lower density development occurs in this zone, it should be located along local streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. Medium to medium-high density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Medium Density Residential zone in order to establish a 280-unit multi-family residential development. The applicant's overall proposal includes the construction of seven (7) four story multi-family residential structures, for a residential density of 22.51 units per acre. Accompanying the residential structures are a proposed clubhouse/amenity area, and a total of 440 parking spaces.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has not provided any information regarding their public outreach efforts at this time. The applicant should further detail their outreach efforts for this proposal.

PROPERTY & ZONING HISTORY



The subject property was originally zoned Agricultural Rural (A-R) and historically operated as a part of Belmont Farm. Around the time of the development of Citation Boulevard in the early 2000s, the subject property was included in a large scale residential rezoning to the Planned Neighborhood Residential (R-3) zone (MAR-2001-33). In 2014, the property was rezoned to the current P-1 zone with the intent of establishing a professional office development that would act as a transition use between the residential uses that developed along Citation Boulevard, and light industrial development occurring further north (MAR-2014-3). While several of the industrial parcels further north along Remington Way have developed, the subject parcel has remained vacant.

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 states that the proposal will expand housing choices by providing a higher density multi-family residential use (Theme A, Goal #1.a). The applicant states that the request will provide a well designed community by providing multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b; 3.d). The applicant further opines that they are upholding the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e). By retaining and emphasizing the most significant trees on the subject property, the applicant opines that they are applying environmentally sustainable practices, and are protecting the site's natural resources and key features (Theme B, Goal #3.b). The staff agrees with these aspects of the applicant's proposal and that these Goals and Objectives of the 2045 Comprehensive can be met with the proposed development.

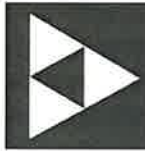
While the letter of justification submitted by the applicant did not include a discussion of the Policies of the Comprehensive Plan, staff has identified several policies that are being met with this request. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5). The applicant demonstrates compliance with the Multi-Family Design Standards (Theme A, Design Policy #3). The applicant continues and extends Gatton Way to the adjoining property, to provide for additional vehicular connectivity (Theme A, Design Policy #13), and the request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).

MULTI-FAMILY DESIGN STANDARDS

In the letter of justification, the applicant opines that the request is in agreement with the Multi-Family Design Standards. They state that the location of the apartment units were chosen to reinforce the street frontages along Gatton Way (SP.1), and that they are visible and accessible from the roadway. The applicant further opines that the pedestrian network encourages connectivity (SP.5), and that the site amenities are distributed throughout the site (SP.6). The applicant opines that the request meets the open space criteria by providing large, accessible green spaces (OS.1) that are centrally located (OS.2), and face the proposed apartment structures (OS.2). Finally, the applicant states they are in agreement with the architectural standards as the scale and size of the buildings are in line with the existing condominiums to the south (AD.2) a variety of building materials are proposed to generate visual interest, articulation is being provided on all sides of the structures (AD.8), and a large number of windows to make the spaces feel larger (AD.3 & AD.4). Overall, staff agrees that the request meets the majority of the Multi-Family Design Standards.

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 2045 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. Within the New Complete Neighborhood, both the Medium-high Density Residential Development Type and Medium Density Residential (R-4) zone are recommend. Staff agrees that the choice in Place-Type, Development Type, and 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 this request meets the Development Criteria for Land Use. The applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).

2. Transportation and Pedestrian

Staff finds that this request meets the Development Criteria for Transportation and Pedestrian Connectivity. The proposed development provides a well connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10-1).

3. Environmental Sustainability and Resiliency

While the request meets the majority of the criteria for Environmental Sustainability and Resiliency, there was one criteria that warranted further discussion:

B-PR7-1 Developments should be designed to minimize and preserve existing significant trees.

According to the tree inventory map, the site contains a number of large, significant Burr Oak trees. While the largest of these trees are proposed to be retained as focal points for the community open space, four of the significant trees located on the western portion of the site are being shown to be removed with this development. While a tree protection plan is not required until the final development plan stage, staff recommends that the applicant explore opportunities to retain significant trees where possible.

Other than that concern, staff finds the request meets the majority of the remaining criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).

4. Site Design

Staff finds that this request meets the requirements for Site Design as it provides dedicated community amenities and programmable open green space for the development (A-DS9-1;A-DS9-2; D-PL4-1), and creates internal and external pedestrian connectivity (C-L18-1).

5. Building Form

While the request meets the majority of the criteria for Building Form, there is one criteria that warranted further discussion:

A-DS5-3: Building Orientation should maximize connections with the streets and create a pedestrian friendly atmosphere.

Apartment buildings “G” and “E” shown on the development plan have significant frontage on Gatton Way, but do not have any direct pedestrian connections to the road. Sidewalks should be provided from these buildings directly to the right of way to help further activate the street frontage and provide for more pedestrian friendly connections.

Staff finds the request meets the majority of the other applicable criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and sets an appropriate scale for development in this area (A-DS4-2).



PARKING DEMAND MITIGATION STUDY

Under the requirements of the newly adopted Parking and Landscaping Zoning Ordinance Text Amendment, all “Significant Developments,” or developments with over 5,000 square-feet of building coverage that require a Zoning Map Amendment, shall provide a Parking Demand Mitigation Study for the project that details the following information:

1. Review of national best practices for parking calculations for the project, including the current ITE Manual Parking ranges or the ranges produced by the ITEParkGen Report;
2. The anticipated parking demand for the project;
3. How the anticipated parking demand will be satisfied on-site or off-site;
4. The methods and strategies to be implemented in order to reduce vehicle trips by site users;
5. The methods and strategies to be implemented in order to promote transportation options by site users;
6. The projected mode share by site users from the utilization of the study’s strategies.

Within the applicant’s review of the parking demand, they have provided specific calculations based on the ITE manual for the proposed residential multi-family use. Based on the provided square footage, the ITE manuals project a peak demand of 336 spaces for the entire development. The applicant’s proposal of 440 spaces significantly exceeds this number. The applicant states that even with the multi-modal connections and facilities being provided, they anticipate that the majority of the trips to the site will be by car due to the project’s location. As such, they are seeking to provide approximately 1.5 parking spaces per dwelling unit to accommodate the development.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan’s Goals and Objectives, for the following reasons:
 - a. The proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
 - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
 - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
 - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site’s natural resources and key features (Theme B, Goal #3.b).



2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
 - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
 - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
 - d. The request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).
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 recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
 - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

2. DENTON FLOYD REAL ESTATE GROUP ZONING MAP AMENDMENT AND COVENTRY (BELMONT FARM) LOT 6 DEVELOPMENT PLAN

- a. **PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP**– a petition for a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way.

COMPREHENSIVE PLAN AND PROPOSED USE

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.

The petitioner is proposing the Medium Density Residential zone in order to establish a 280-unit multi-family residential development. The applicant's overall proposal includes the construction of seven (7) four story multi-family residential structures, for a residential density of 22.51 units per acre. Accompanying the residential structures are a proposed clubhouse/amenity area, and a total of 440 parking spaces.

The Zoning Committee Recommended: Approval.

The Staff Recommended: Approval, for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
 - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
 - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
 - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site's natural resources and key features (Theme B, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
 - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
 - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
 - d. The request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).
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 recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well-connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10- 1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
 - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).

4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **PLN-MJDP-24-00018: COVENTRY (BELMONT FARM) LOT 6 (6/2/24)*** - located at 2350 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict development of an apartment complex and parking, in support of the requested zone change from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Clarify setback and utility easement lines.
9. Denote location of street cross-sections on the face of the plan.
10. Clarify metes and bounds along Gatton Way.
11. Dimension pool and deck area.
12. Dimension dog park.
13. Discuss note #7 on the Final Record Plat R-335.
14. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way. Mr. Crum stated that the applicant is seeking to build a 280 unit multi-family residential development under the New Complete Neighborhood Place-Type and the Medium-High Density Residential Development Type. Staff is in agreement that those selections are appropriate at this location.

Mr. Crum highlighted two significant Bur Oak trees on the development plan and the seven, four-story buildings on the property for 280 units with 440 parking spaces for the residents. Additionally, Mr. Crum noted the updated development plan retained three additional Bur Oaks and shifted the parking after hearing comments from the Zoning and Subdivision Committees.

Mr. Crum concluded his presentation by stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin reiterated the retention of three smaller Bur Oak trees and the reconfiguration of the parking area. Mr. Martin read comments from the Urban Forester that expressed his support for the applicant's efforts in retaining the trees and commented that the applicant is working to accommodate many different aspects including parking, sewers, and the trees. Additionally, Mr. Martin indicated that the Planning Commission could emphasize tree retention at the time of the final development plan.

Mr. Martin concluded his presentation by stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Commission Questions – Ms. Worth asked if the note on tree retention be added on this current development plan and Mr. Martin indicated that it would be more appropriate at the time of the final development plan.

Applicant Presentation – Lexy Holland, attorney for the applicant, stated that Staff addressed a lot of what she wanted to cover, but she did intend to highlight a few points. Ms. Holland gave a brief history of Denton Floyd, and showcased the existing zoning on the subject property, as well as the various businesses in the area. Ms. Holland noted the preservation of the three additional trees and discussed finding the balance between maintaining the trees and optimizing the site. Ms. Holland showcased the various amenities of the site including the interconnected trail, the pool, clubhouse, event space, and the open space. Ms. Holland stated that she thought they are doing their best to maintain the character of the area.

Ms. Holland continued stating that the application meets the goals and objectives of the Comprehensive Plan, provides higher density, and maintains the natural resources of the area.

Commission Questions – Mr. Wilson stated that he appreciated the applicant's willingness to work with Staff and asked how they plan to address the public input portion. Ms. Holland stated that they had a meeting with the Citation Point neighborhood, and that they would address the neighborhood's lighting concerns.

Mr. Michler asked why they did not include all the trees in a tree protection area and Ms. Holland stated that it would be something that they talk more through at the final development plan process.

Tony Barrett, landscape architect for the applicant, stated there was a lot that needed to be accommodated on the site, and that has led to where we are today. There have been a lot of compromises and there will continue to be a dialogue throughout the final development plan stage.

Mr. Michler also asked for clarification about the intent of the tree protection area and Mr. Barrett indicated it was their intent to save the three additional Bur Oaks, but there will be clearing of some trees to allow for the parking lot. Mr. Barrett emphasized that current development plan came from listening to comments about preserving more trees.

Mr. Zach Davis stated that this was a case of an applicant listening to comments from committees and having a constructive dialogue. Additionally, Mr. Davis voiced his support for a note on the final development plan to not allow for heavy machinery to clear the area around the protected trees.

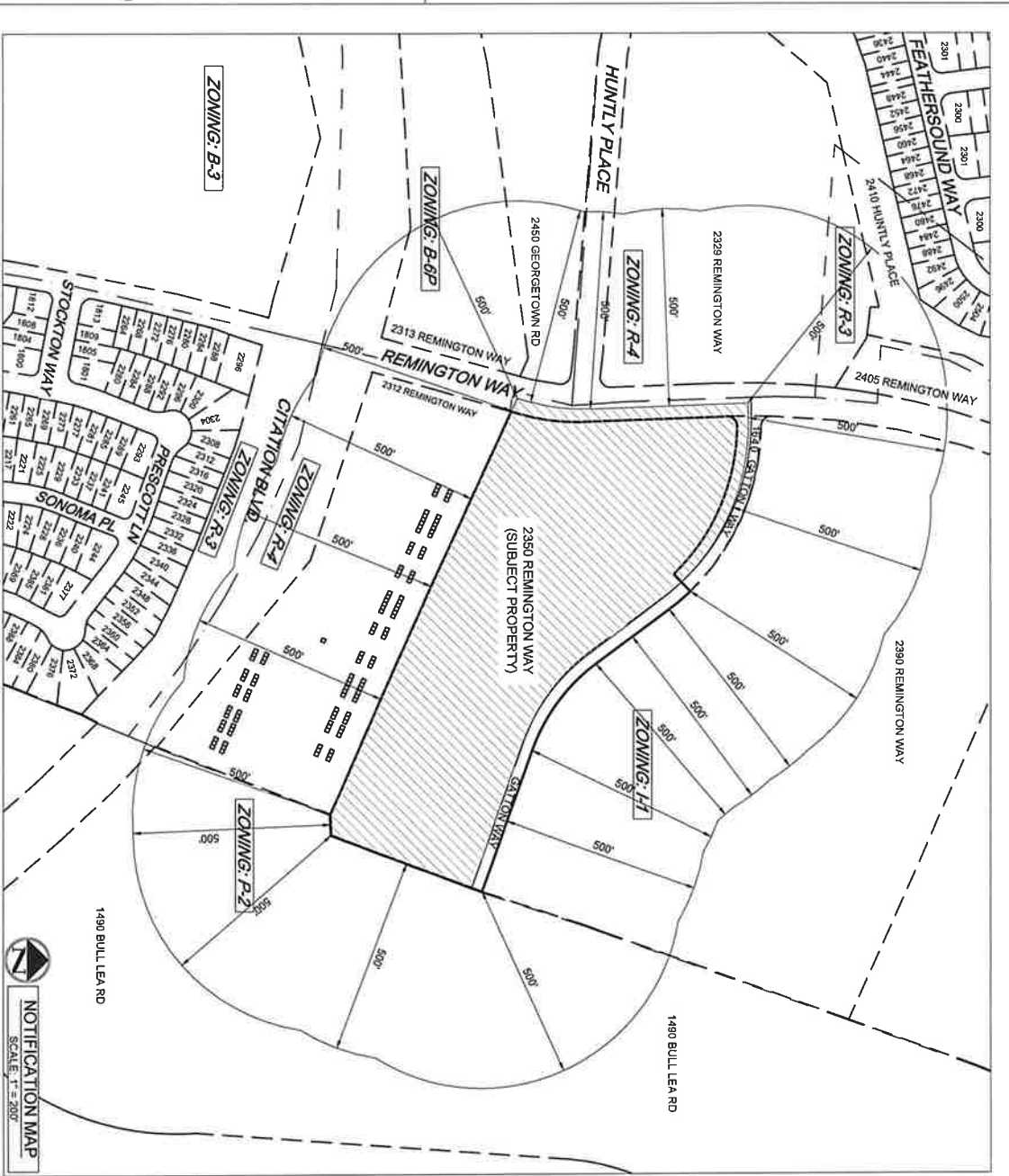
Ms. Worth thanked the Zoning Committee members for their advocacy during the process.

Applicant Comment – Ms. Holland commented that she thought that having the fence line as it currently exists without some clearing would be a substantial barrier for residents to be able to appreciate the preserved trees. She stated that having a park space around these protected trees would allow residents to appreciate the trees.

Commission Comment – Mr. Michler stated that he was happy about the reconfiguration around the trees, but he thought that preserving more trees and the natural resources will be a real amenity for the residents. He ended by stating that he hopes to see more dialogue through the next phase.

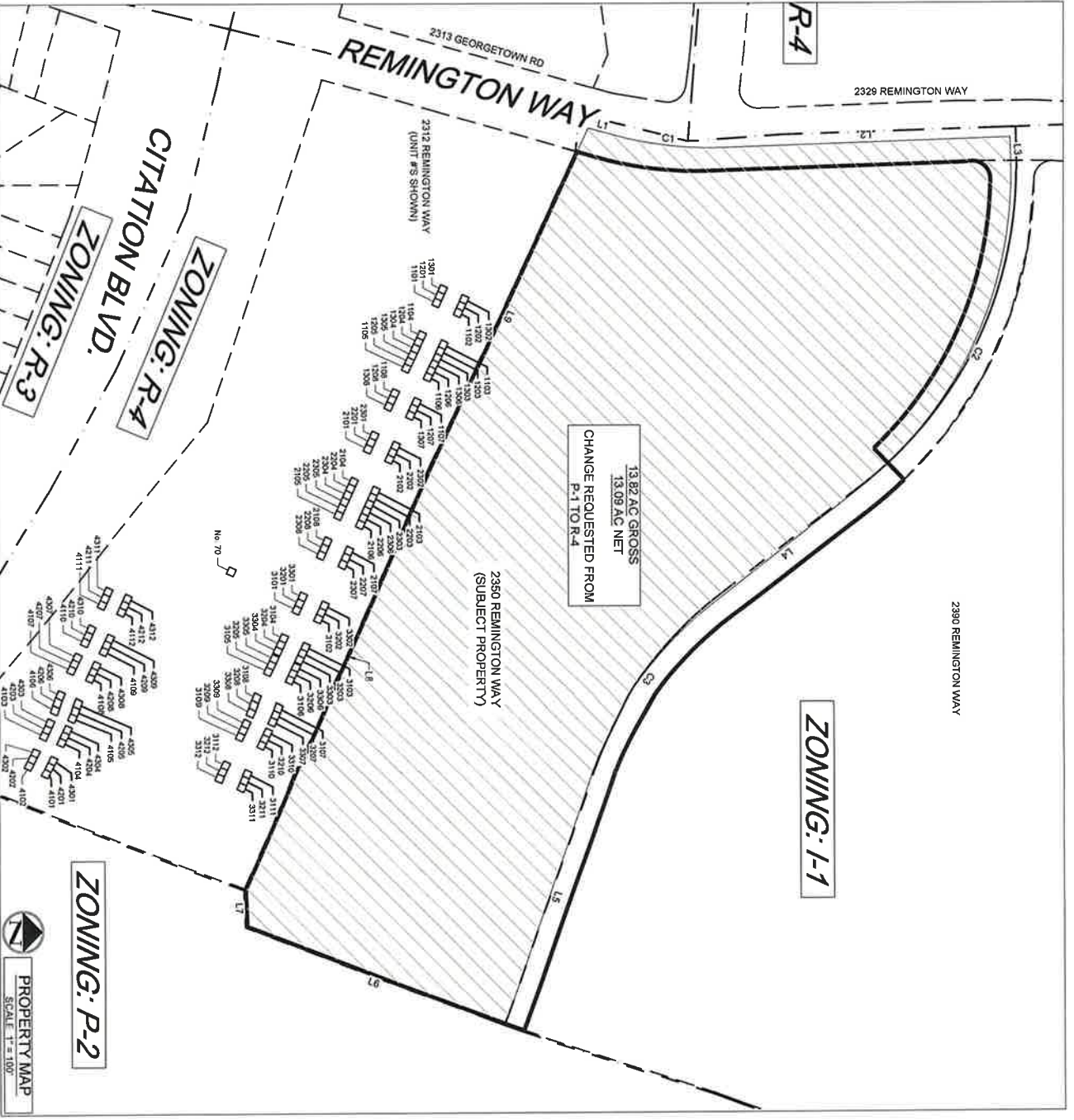
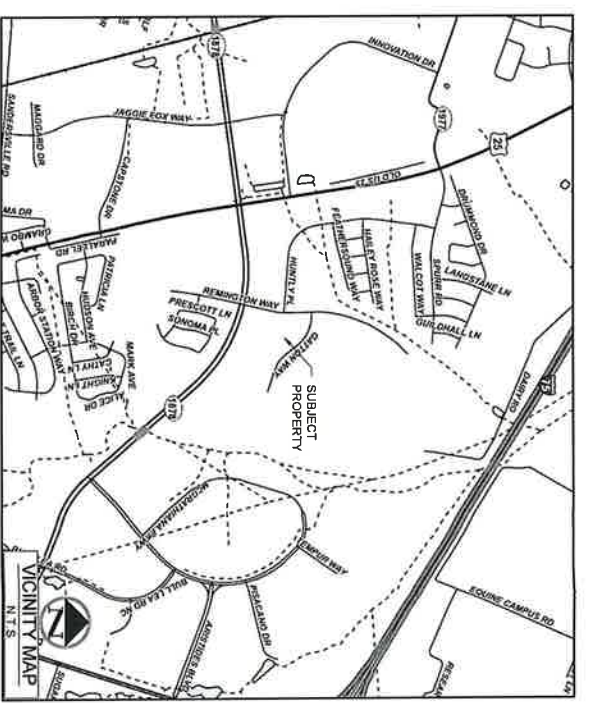
Action – A motion was made by Mr. Zach Davis seconded by Mr. Nicol and carried 8-0 (Owens, Pohl, and J. Davis absent) to approve PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP for reasons provided by Staff.

Action – A motion was made by Mr. Z. Davis seconded by Mr. Nicol and carried 8-0 (Owens, Pohl, and J. Davis absent) to approve PLN-MJDP-24-00018: COVENTRY (BELMONT FARM) LOT 6 with the revised conditions provided by Staff.



TITLE: REMINGTON WAY APARTMENTS	FROM	TO	NET	GROSS
PROPERTY ADDRESS: 2350 REMINGTON WAY	P-1	R-4	13.09 AC (TOTAL)	13.82 AC (TOTAL)
APPLICANT NAME/ADDRESS: DENIM FLOID REAL ESTATE GROUP				
609 E. MAIN STREET, LOUISVILLE, KY 40202				
OWNER NAME/ADDRESS: GATTON CM TRUSTEE C/O SCHRADER COMMERCIAL PROPERTIES, LLC				
PO BOX 21793, LEXINGTON, KY 40522-1793				
PREPARED BY: PRIME AE				
DATE FILED OR AMENDED: MARCH 12, 2024	TOTAL:		13.09 ACRES	13.82 ACRES

LINE TABLE		CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	CHORD
L1	N15° 27' 42.44"E	35.12	C1	151.98'	500.00'	N08° 45' 14.40"E 151.40'
L2	N01° 57' 13.63"W	396.42	C2	528.15'	550.00'	S84° 05' 34.21"E 508.09'
L3	N89° 23' 51.07"E	36.62	C3	288.91'	500.00'	S53° 56' 43.74"E 284.91'
L4	S37° 23' 31.73"E	231.55				
L5	S70° 28' 55.68"E	370.47				
L6	S20° 38' 20.00"W	378.71'				
L7	S87° 45' 29.00"W	51.18				
L8	N65° 04' 52.00"W	627.05'				
L9	N65° 05' 11.00"W	517.70'				



PRIME AE
 651 Fernside Drive, Suite 300
 Lexington, KY 40517
 Phone: 606.388.0145
 www.primeae.com

NOTIFICATION MAP
 REMINGTON WAY APARTMENTS

DATE:		
PROJECT NO.:		
DESIGNED BY:		
DRAWN BY:		
SCALE:		
No	Date	Revision

THIS DRAWING NOT RELEASED FOR
 CONSTRUCTION UNLESS SO NOTED ABOVE

NOTIFICATION MAP

STATE OF KENTUCKY
 PROFESSIONAL ENGINEER
 LICENSE NO. 18977
 DATE

MAP SHEET