

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A HIGH DENSITY APARTMENT (R-4) ZONE, FOR 0.48 NET (0.58 GROSS) ACRE, FOR PROPERTY LOCATED AT 366 AND 370 GLEN ARVIN AVENUE. (LEXINGTON HOME OWNERSHIP COMM II, INC. (AMD.); COUNCIL DISTRICT 1.)

WHEREAS, at a Public Hearing held on October 27, 2016, a petition for a zoning ordinance map amendment for property located at 366 and 370 Glen Arvin Avenue from a Planned Neighborhood Residential (R-3) zone to a High Density apartment (R-4) zone, for 0.48 net (0.58 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; and

WHEREAS, this 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 366 and 370 Glen Arvin Avenue from a Planned Neighborhood Residential (R-3) zone to a High Density apartment (R-4) zone, for 0.48 net (0.58 gross) acre; 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: December 6, 2016

MAYOR



ATTEST:



CLERK OF URBAN COUNTY COUNCIL

Published: December 8, 2016

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Legal Description of the
Lexington Home Ownership Commission II, Inc.
Property
Zone Change From R-3 to R-4
366 & 370 Glen Arvin Avenue
Lexington, Fayette County, Kentucky

ALL THAT TRACT OR PARCEL OF LAND SITUATED AT THE WESTERN END OF AND ON THE SOUTH SIDE OF GLEN ARVIN AVENUE IN LEXINGTON, FAYETTE COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the western terminus of the centerline of Glen Arvin Avenue, said point being the intersection of said centerline with the east property line of the Greenwood Cemetery and also being located approximately 1390 feet west of Georgetown Road; thence with the centerline of Glen Arvin Avenue north 61 degrees 58 minutes 47 seconds east 105.00 feet to a point; thence leaving Glen Arvin Avenue south 28 degrees 01 minutes 13 seconds east 220.00 feet to a point; thence south 61 degrees 58 minutes 47 seconds west 105.00 feet to a point in the east property line of the Greenwood Cemetery; thence along the east line of the Greenwood Cemetery north 28 degrees 01 minutes 13 seconds west 220.00 feet to the point of beginning and containing 0.58 gross acres and 0.48 net acres.

Rec'd by Bm
Date: 11-11-16

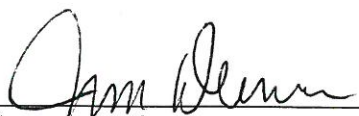
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMM II, INC. (AMD) –
amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone
to a High Density Apartment (R-4) zone for 0.48 net (0.58 gross) acres of property, located at 366
and 370 Glen Arvin Avenue. (Council District 1)

Having considered the above matter on **October 27, 2016**, at a Public Hearing, and having voted **9-0** 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 High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013
Comprehensive Plan, and its Goals and Objectives, for the following reasons:
 - a. The Goals and Objectives recommend expanding housing choices and planning for affordable and
accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c.
and Chapter 3: Growing Successful Neighborhoods). This development will provide attached single-family
residential dwelling units, which will provide for a mixture of types of housing in the immediate area, and
the Housing Authority will maintain the units within their inventory as subsidized rental units for utilization
by eligible low-income residents.
 - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy
for community growth (Theme A., Goal 2 and Theme E., Goal 1b). The applicant is proposing to add 11
dwelling units, at a density of 22.9 dwelling unit per acre, on property that has been identified as part of a
vacant land survey.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-16-00025: Bradley
Subdivision (Glen Arvin Townhouses)**, 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 11th day of November, 2016.


Secretary, Jim Duncan

WILLIAM WILSON
CHAIR

Note: The corollary development plan, **PLN-MJDP-16-00025: BRADLEY SUBDIVISION (GLEN ARVIN TOWNHOUSES)** (AMD) was approved by the Planning Commission on October 27, 2016 and certified on November 10, 2016.

K.R.S. 100.211(7) requires that the Council take action on this request by January 25, 2017.

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

OBJECTORS

- John Dawson, 374 Glen Arvin Avenue
- Charles Robinson, 384 Glen Arvin Avenue
- Yvonne Jones, 415 Glen Arvin Avenue
- Charles Smith, 424 Glen Arvin Avenue
- Cecil Wolfal, 385 Glen Arvin Avenue

OBJECTIONS

- Increased congestion and limited area for large vehicles to turn around.
- There is only limited area for emergency vehicles.
- Increased traffic congestion and the lack of parking.
- Opposed to apartments.
- Increased traffic congestion and the lack of parking.

VOTES WERE AS FOLLOWS:

AYES: (9) Berkley, Cravens, Drake, Mundy, Owens, Penn, Plumlee, Richardson, and Smith

NAYS: (0)

ABSENT: (1) Brewer

ABSTAINED: (0)

DISQUALIFIED: (1) Wilson

Motion for **APPROVAL** of **PLN-MAR 16-00010** carried.

Enclosures: Application
Plat
Staff Report
Applicable excerpts of minutes of above meeting

MAP AMENDMENT REQUEST (MAR) APPLICATION

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

Applicant: LEXINGTON HOME OWNERSHIP COMM II INC, 300 W NEW CIRCLE RD, LEXINGTON, KY 40505
Owner(s): LEXINGTON HOME OWNERSHIP COMM II INC 300 W NEW CIRCLE RD LEXINGTON KY 40505 LEXINGTON HOME OWNERSHIP COMM II INC 300 W NEW CIRCLE RD LEXINGTON KY 40505
Attorney: Darby Turner, 300 W Vine Street, Suite 1200, Lexington, KY 40507

2. ADDRESS OF APPLICANT'S PROPERTY

366 GLEN ARVIN AVE LEXINGTON KY 370 GLEN ARVIN AVE LEXINGTON KY
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3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-3	Vacant	R-4	Multi Family Residential	0.48	0.58

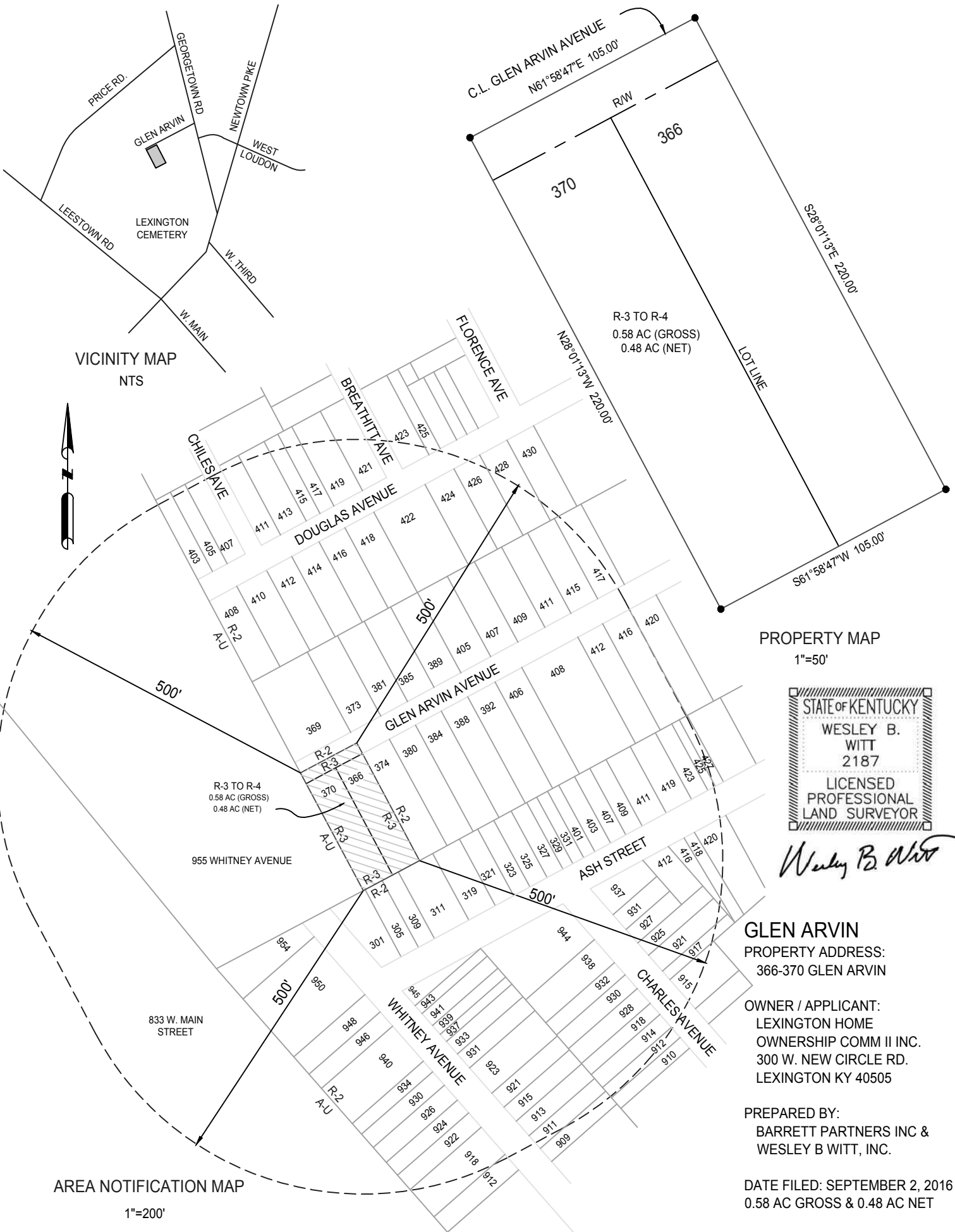
4. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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

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

Roads:	LFUCG
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable





VICINITY MAP
NTS

PROPERTY MAP
1"=50'

STATE OF KENTUCKY
WESLEY B. WITT
2187
LICENSED PROFESSIONAL
LAND SURVEYOR

Wesley B. Witt

GLEN ARVIN

PROPERTY ADDRESS:
366-370 GLEN ARVIN

OWNER / APPLICANT:
LEXINGTON HOME
OWNERSHIP COMM II INC.
300 W. NEW CIRCLE RD.
LEXINGTON KY 40505

PREPARED BY:
BARRETT PARTNERS INC &
WESLEY B WITT, INC.

DATE FILED: SEPTEMBER 2, 2016
0.58 AC GROSS & 0.48 AC NET

AREA NOTIFICATION MAP
1"=200'

September 13, 2016

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40502

RE: Request to Change the Zoning Category on the Property at 366-370 Glen Arvin Avenue
("Property") to High Density Apartment ("R-4")

Dear Commission Members:

We represent the Lexington Home Ownership Commission II, Inc. ("LHOC"), which is the applicant and owner of the Property above-referenced. The LHOC is a wholly owned subsidiary of the Lexington-Fayette Urban County Housing Authority ("Housing Authority"), a quasi-governmental entity established pursuant to KRS Chapter 80. Pursuant to KRS 80.110, the Housing Authority is subject to planning and zoning requirements.

The Property was acquired by LHOC from the Faith Community Housing Foundation, Inc. on July 1, 2010 as one of a number of properties of the final inventory of Faith Community Foundation, Inc. conveyed to LHOC and is currently zoned Planned Neighborhood Residential (R-3).

The LHOC now wishes to change the zoning for the Property from R-3 to R-4 to permit the development of 11 units on the Property composed of 7 one-bedroom and 4 two-bedroom units. These units would be maintained within the housing inventory of the Housing Authority as subsidized rental units for utilization by eligible low-income clients of the Housing Authority.

We submit that the requested zone change to R-4 is in agreement with the adopted 2013 Comprehensive Plan for the following reasons:

1. The current Comprehensive Plan was adopted in 2013 which eliminated specific density restrictions in all of the residential zones, including R-4, and placed increased emphasis on infill, redevelopment and affordable housing.
 - Goals and Objectives. Theme A. Goal 1. "Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents."
 - Goals and Objectives. Theme A. Goal 2. "Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth. Objectives: (a) Identify areas of opportunity for infill, redevelopment, and

STAFF REPORT ON AMENDED PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMMISSION II, INC. (AMD)

DESCRIPTION

Zone Change: From a Planned Neighborhood Residential (R-3) zone with restrictions
To a High Density Apartment (R-4) zone

Acreage: 0.48 net (0.58 gross) acre

Location: 366 and 370 Glen Arvin Avenue

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Properties	R-3 w/ cz	Vacant
To North	R-2	Single Family Residential
To East	R-2	Single Family Residential
To South	R-2	Single Family Residential
To West	A-U	Cemetery

URBAN SERVICES REPORT

Roads – Glen Arvin Avenue is a thirty-two foot wide local residential street north of downtown. Glen Arvin Avenue intersects with Newtown Pike (KY 922) across from the Lexington-Fayette County Health Department and continues west and south, crossing Georgetown Road (US 25) and stubbing into the Cove Haven Cemetery, immediately adjacent to the Lexington Cemetery. Georgetown Road is a two-lane urban arterial with approximately 10,000 vehicles traveling this portion of the roadway on a daily basis.

Curb/Gutter/Sidewalks – Glen Arvin Avenue is currently built with a full complement of curbs, gutters, and sidewalks.

Storm Sewers – The subject property is located within the Town Branch watershed. Storm sewers are existing within the Glen Arvin right-of-way; however, the property generally slopes to the southwest, toward Ash Street. For this reason, the petitioner has plans to connect to the storm sewer system along Ash Street via an easement through an adjoining parcel to the south. The subject property, being less than one acre in size, will not likely require additional storm water facilities to be constructed.

Sanitary Sewers – The sanitary sewers exist within the Glen Arvin Avenue right-of-way and are believed to be adequate for the additional proposed dwelling units. The subject properties are located within the Town Branch watershed, which is served by the Town Branch Wastewater Treatment Facility, located on Old Frankfort Pike, east of New Circle Road.

Refuse – This area is served by the Urban County Government refuse collection, with collection days on Thursdays.

Police – The subject properties are located within the Central Sector, although the nearest police station is the main headquarters, located on East Main Street, approximately two miles from the subject properties to the southeast.

Fire/Ambulance – The nearest fire station to the subject properties is Station #10, located less than one mile to the northeast of the subject property on Finney Drive, southeast of the intersection of Georgetown Road and New Circle Road.

Utilities – All private utilities, including natural gas, cable television, electric, telephone, and water service are currently supplied to this area, and are expected to be extended to the subject site as it develops.

COMPREHENSIVE USE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan recommends planning for safe affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal 1); supporting infill and redevelopment as a strategic component of growth, including compact and contiguous growth (Theme A., Goal 2 and Theme E., Goal 1b); providing for a variety of housing types in all neighborhoods (Chapter 3: Growing Successful Neighborhoods); and encouraging affordability in housing for all citizens and encouraging infill opportunities outside of downtown (Chapter 7: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land).

The petitioner proposes an R-4 zone in order to develop 11 townhomes and off-street parking on the subject property, which is in excess of the existing conditional zoning (residential density) restrictions approved for this site in 2006. They desire to provide affordable housing options within the community with this development.

CASE REVIEW

The petitioner has requested a zone change from a Planned Neighborhood Residential (R-3) zone to a High Density Apartment (R-4) zone for approximately ½ of an acre of property located at 366 and 370 (formerly known as 372 and 372½) Glen Arvin Avenue.

The subject properties are located at the terminus of Glen Arvin Avenue, where the roadway stubs into the Cove Haven Cemetery, about a block west of Georgetown Road. They are located on the south side of Glen Arvin Avenue, and are currently vacant. The Cove Haven Cemetery, located to the west of the property, is within an A-U zone. A majority of Glen Arvin Avenue is characterized by low to medium density residential housing to the north, south and east of the subject property, all within the R-2 zone. This entire area is located within the community's designated Infill and Redevelopment Area.

The historic pattern of development in the neighborhood, specifically along Glen Arvin Avenue, has been for single-family detached housing. The average density of existing residences along Glen Arvin is about 5 dwelling units per net acre. Faith Community Housing, a local non-profit housing organization rezoned the subject properties to the existing R-3 zone in 2006. At that time, the 2001 Comprehensive Plan recommended Medium Density Residential future land use for the subject property, which was defined as 5–10 dwelling units per net acre. In order to make a finding that the proposed zone change was in substantial agreement with the Plan, the applicant agreed to restrict the properties to a maximum density of 5 units (10.42 dwelling units per acre).

Since the zone change was approved, the properties, along with a number of others, were conveyed to the petitioner, which is subsidiary of the Lexington-Fayette Urban County Housing Authority. However, no plans have progressed for the site until recently.

During the course of the past decade, provision of affordable housing has continued to be an important goal of the community, and it remains enumerated in the 2013 Comprehensive Plan. The petitioner contends that the provision for affordable housing at a higher density than was originally permitted and planned at this location meets several of the Goals and Objectives and policy statements of the current Comprehensive Plan, which no longer utilizes a land use map and specific density recommendations. The Goals and Objectives recommend: expanding housing choices within the community and planning for affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c.); supporting infill and redevelopment as a strategic component of growth, including compact and contiguous growth (Theme A., Goal 2 and Theme E., Goal 1b); providing for a variety of housing types in all neighborhoods (Chapter 3: Growing Successful Neighborhoods); encouraging affordability in housing for all citizens; and lastly, encouraging infill opportunities outside of downtown (both in Chapter 7: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land).

This development will provide attached single-family residential dwelling units, which will provide for a mixture of types of housing in the immediate area. The Housing Authority will maintain the units within their inventory as subsidized rental units for utilization by eligible low-income citizens. The subject properties were also identified as vacant in the inventory conducted for the Comprehensive Plan (see Vacant Land Map), thus the site presents an opportunity for infill development, a short distance outside of the downtown area, which is a strategic component of the community's growth management strategy. For these reasons, the staff also finds that the requested zone change is in agreement with the 2013 Comprehensive Plan.

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

1. The requested High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013 Comprehensive Plan, and its Goals and Objectives, for the following reasons:
 - a. The Goals and Objectives recommend expanding housing choices and planning for affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c. and Chapter 3: Growing Successful Neighborhoods). This development will provide attached single-family residential dwelling units, which will provide for a mixture of types of housing in the immediate area, and the Housing Authority will maintain the units within their inventory as subsidized rental units for utilization by eligible low-income residents.
 - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy for community growth (Theme A., Goal 2 and Theme E., Goal 1b). The applicant is proposing to add 11 dwelling units, at a density of 22.9 dwelling unit per acre, on property that has been identified as part of a vacant land survey.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00025: Bradley Subdivision (Glen Arvin Townhouses), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/WLS

10/4/2016

Planning Services/Staff Reports/MAR/2016/PLN-MAR-16-00010.doc

4. LEXINGTON HOME OWNERSHIP COMM II, INC. ZONING MAP AMENDMENT & BRADLEY SUBDIVISION (GLEN ARVIN TOWNHOUSES)

- a. PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMM II, INC. (AMD) – an amended petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a High Density Apartment (R-4) zone for 0.48 net (0.58 gross) acres of property, located at 366 and 370 Glen Arvin Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan recommends planning for safe affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal 1); supporting infill and redevelopment as a strategic component of growth, including compact and contiguous growth (Theme A., Goal 2 and Theme E., Goal 1b); providing for a variety of housing types in all neighborhoods (Chapter 3: Growing Successful Neighborhoods); and encouraging affordability in housing for all citizens and encouraging infill opportunities outside of downtown (Chapter 7: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land).

The petitioner proposes an R-4 zone in order to develop 11 townhomes and off-street parking on the subject property, which is in excess of the existing conditional zoning (residential density) restrictions approved for this site in 2006. They desire to provide affordable housing options within the community with this development.

The Zoning Committee Recommended: **Approval**.

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

1. The requested High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013 Comprehensive Plan, and its Goals and Objectives, for the following reasons:
 - a. The Goals and Objectives recommend expanding housing choices and planning for affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c. and Chapter 3: Growing Successful Neighborhoods). This development will provide attached single-family residential dwelling units, which will provide for a mixture of types of housing in the immediate area, and the Housing Authority will maintain the units within their inventory as subsidized rental units for utilization by eligible low-income residents.
 - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy for community growth (Theme A., Goal 2 and Theme E., Goal 1b). The applicant is proposing to add 11 dwelling units, at a density of 22.9 dwelling unit per acre, on property that has been identified as part of a vacant land survey.
 2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00025: Bradley Subdivision (Glen Arvin Townhouses), 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-16-00025: BRADLEY SUBDIVISION (GLEN ARVIN TOWNHOUSES) (AMD) (12/01/16)* - located at 366 and 370 Glen Arvin Avenue. **(Barret Partners)**

Note The purpose of this amendment is to remove the conditional zoning restrictions and revise the development.

The Subdivision Committee Recommends: **Approval**, subject to the following requirements:

1. Provided the Urban County Council rezones the property R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Division of Waste Management's approval of refuse collection locations.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Addition of date in Planning Commission certification.
8. Revise note #11 timing element to include approval of Zoning Compliance permit.
9. Denote compliance with tree canopy requirements (30% required).
10. Resolve dumpster location.

Chairman Wilson disqualified himself from the meeting for this case because of a conflict of interest. He turned over the chairmanship to Mr. Penn, Vice-Chair.

Staff Zoning Presentation – Ms. Wade presented the staff report and recommendations of the proposed amended zone change.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Development Plan Presentation - Mr. Martin presented the staff report on the development plan and said that the staff was concerned with note #8; the storm water drainage may require off-site easements. Another concern is the public service vehicles having access to this site.

Commission Comments – There were questions in regard to waste services accessing private property to have permission to turn around.

Petitioner Presentation – Darby Turner, Bingham Greenbaum Doll, LLP, was present representing the petitioner. He said that the applicant is in agreement with the staff's recommendations.

The following citizens were present and spoke in favor of this application:
Jeremiah Myers, 700 E. Loudon Avenue, behalf of Habitat for Humanity, said that he is in support of affordable housing in the area and of this zone change.

The following citizens were present and spoke in opposition to this application:
John Dawson, 374 Glen Arvin Avenue, said that he is concerned with the congestion and the small space for 11 units. The public and emergency services need to back their vehicles down Glen Arvin since there isn't a turn-around area at the end of the street.

Charles Robinson, 384 Glen Arvin Avenue, said that he is concerned that if an emergency occurs with the senior citizens, the response team will be unable to get their vehicles in the small space.

Yvonne Jones, 415 Glen Arvin Avenue, said that she is also concerned with the congestion and the lack of parking.

Charles Smith, 424 Glen Arvin Avenue, said the area is currently residential and doesn't like the idea of apartments in the area.

Cecil Wolfal, 385 Glen Arvin Avenue, said that he is also concerned with the congestion and the lack of parking.

Petitioner Rebuttal – Mr. Turner said that the development will have approximately the same number of bedrooms as the prior approved development. He said that there will be 16 off-street parking spaces and the neighborhood's concern regarding the congestion and inability to turn around will be solved.

Staff Rebuttal – None.

Commission Comments – There was concern of the emergency units traveling down the congested street. Mr. Greg Lengal, Division of Fire and Emergency Services, said that the road is narrow with parking allowed on both side of the street. They currently need to back out and he hopes this change will relieve that issue.

Zoning Action – A motion was made by Mr. Cravens, seconded by Mr. Smith, and carried 9-0 (Wilson disqualified, Brewer absent) to approve PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMM II, INC. (AMD), for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Cravens, seconded by Mr. Smith, and carried 9-0 (Wilson disqualified, Brewer absent) PLN-MJDP-16-00025: BRADLEY SUBDIVISION (GLEN ARVIN TOWNHOUSES) (AMD), for the reasons provided by the staff.