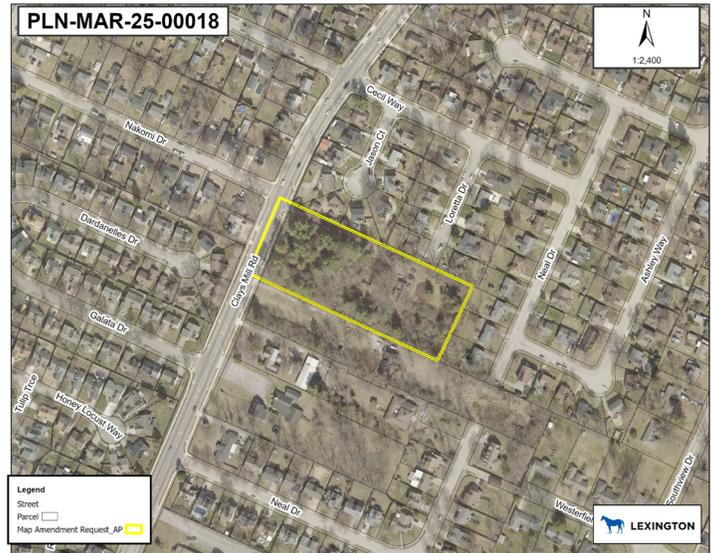


# STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-25-00018: DAILEY HOMES, LLC

## DESCRIPTION OF ZONE CHANGE

Zone	From: Single Family Residential (R-1B) Zone
Change:	To: Mixed Low Density Residential (R-2) Zone
Acreege:	3.267 net (3.488 gross) acres
Location:	2914 Clays Mill Road



## EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	R-1B	Residential
To North	R-1C	Residential
To East	R-1C	Residential
To South	R-1C	Residential
To West	R-1C/R-1D	Residential

## URBAN SERVICE REPORT

**Roads** - Clays Mill Road is a three-lane major arterial road that connects Harrodsburg Road (US 68) to Brannon Road in Jessamine County. A multi-year enhancement project was recently completed which widened motorized travel lanes, added a center turn lane and added sidewalks and bike lanes to most of Clays Mill Road. Loretta Drive is a stub street providing access to the northern portion of this property. This request proposes to extend Loretta Drive to the southern boundary of the subject property as well as creating a new road connecting Loretta Drive to Clays Mill Road.

**Curb/Gutter/Sidewalks** - Clays Mill Road was improved with curb, gutter and sidewalks within the past two years . All local streets are required to install the same at the time of development.

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

**Storm Sewers** - The subject property is located within the South Elkhorn watershed. The developer will be required to address stormwater management on the subject property in compliance with the Engineering Stormwater Manual. There are no known flooding issues on the subject property.

**Sanitary Sewers** - The property located in the South Elkhorn sewershed and is served by the West Hickman Wastewater Treatment Plan located approximately 8 miles southeast of the site.

**Refuse** - The Urban County Government serves this portion of the Urban Service Area with refuse collection on Mondays.

**Police** -The nearest police station is located about 4½ miles northeast of the subject property on East Main Street.

**Fire/Ambulance** - The property is situated approximately 1.5 miles from Fire Station #12 on Southland Drive and approximately 1.8 miles from both Fire Stations #15 and #20 located on Shilito Park Road and Arrowhead Drive respectively.

**Transit** - There is no LexTran service available within close proximity of the subject property.

**Parks** - Hill N Dale Park is located approximately one mile to the northeast of the subject property.

## SUMMARY OF REQUEST

The applicant is seeking to rezone the subject property in order to construct 41 single-family townhouse units, for a residential density of approximately 12 units per acre.

## PLACE-TYPE

**ENHANCED NEIGHBORHOOD** An existing residential area to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options. Development should be context-sensitive to surrounding areas and should add to the sense of place. Incorporating multimodal connections is crucial to neighborhood success and viability.

## DEVELOPMENT TYPE

**LOW DENSITY RESIDENTIAL**  
Primary Land Use, Building Form, & Design  
A mix of attached and detached single familyhomes, of varying formats, and low density multi-family dwelling units. Homogeneous neighborhoods that do not include a mix of housing types should be avoided. Low density residential is only appropriate as a component of “Enhanced Neighborhoods” and “New Complete Neighborhoods”, and should be supplemented by a variety of uses and housing options to create sustainable places.

Transit Infrastructure & Connectivity  
Multimodal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.

Quality of life Components  
These developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.

## PROPOSED ZONING



The intent of this zone is to provide for a mix of low density residential development 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. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan. This zone may be used for zero-lot-line houses, patio houses, and other compact housing types.

## PROPOSED USE



The applicant is proposing the rezoning of the subject property to construct 41 single-family townhouse units. Additionally, the applicant proposes to extend Loretta Drive to the adjacent property line and provide a new access point on Clays Mill Road to increase connectivity for residents.

## APPLICANT & COMMUNITY ENGAGEMENT



The applicant has not provided any information regarding efforts at public engagement.

## PROPERTY & ZONING HISTORY



The subject property was originally zoned Single Family Residential (R-1B) prior to the comprehensive rezoning of the city and county in 1969. Since that time many of the properties in the area have been rezoned to allow for denser development, the subject property has remained in the R-1B zone.

## 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, Objectives and Policies of the 2045 Comprehensive Plan. The applicant indicates that their proposal will add variety and expand choice in housing type (Theme A, Goal 1, Objective b; Design Policy #8; Density Policy #4) by increasing residential density on an underutilized parcel (Theme A, Goal 2, Objectives a and d). The applicant also points to the extension of Loretta Drive and the creation of a new connection to Clays Mill Road (Theme A, Goal 3, Objectives b, d and e; Design Policy #13) as another key area of Comprehensive Plan compliance. This additional connection would provide a second access point for both neighborhood residents and emergency services (Theme A, Goal 4, Objective c). Lastly, the applicant states that the pedestrian connections and open space amenities of the design align with the environmental and quality of life components of the Comprehensive Plan (Theme B, Goal 2, Objective d; Theme D, Goal 1, Objective a). Staff agrees that these Goals, Objectives and Policies of the 2045 Comprehensive can be met with the proposed request.

### PLACE-TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject property. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the 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.

The applicant has indicated that the site is located within the Enhanced Neighborhood Place-Type, and the Low Density Residential Development Type. Due to the property's location in close proximity to established neighborhoods along Clays Mill Road, staff agrees with the choice in Place-Type.

The applicant is proposing to construct 41 attached single-family homes, which is consistent with the Low Density Residential Development Type. The applicant's choice in zone, Mixed Low Density Residential (R-2), is recommended within the Placebuilder element for this Place-Type and Development Type.



## **DEVELOPMENT CRITERIA**

The applicant has indicated that the site is located within the Enhanced Neighborhood Place-Type and is seeking to utilize the property as a Low Density Residential Development Type. Staff concurs with the applicant's assessment of the Place-Type and agrees that a can be appropriate for the subject property. Staff also agrees with the applicant's assessment that the Mixed Low Density Residential (R-2) zone can be appropriate for this location as well. Staff has identified the following areas of Development Criteria compliance:

### 1. LAND USE

- a. *A-DN2-1: Infill residential should aim to increase density.*
- b. *A-DN4-1: Provide new compact single-family housing types.*
- c. *B-SU3-1: Development should provide compact and/or mixed use development.*

### 2. TRANSPORTATION, CONNECTIVITY, AND WALKABILITY

- a. *A-DS4-1 A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.*
- b. *A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.*

### 3. ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY

- a. *B-SU4-1: Development should minimize and/or mitigate impervious surfaces.*

### 4. SITE DESIGN

- a. *A-DS9-1: Development should provide active and engaging amenities within neighborhood focused open spaces.*

### 5. BUILDING FORM

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

While the request does meet several of the development criteria for the chosen Place-Type and Development Type, the following criteria warranted further discussion:

### 1. LAND USE

*D-PL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.*

The applicant has not provided any information in their letter of justification that identifies what public outreach efforts that have occurred. The applicant should provide further information on the efforts that have taken place or engage the surrounding properties to discuss the proposal.

### 2. ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY

*B-PR7-1: Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.*

*B-RE1-1: Developments should improve the tree canopy.*

A substantial number of trees were removed at the time of application making an accurate determination of pre-development canopy extremely difficult. Applicant should provide information on recent tree removal in order for staff to properly assess canopy loss.

*B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.*

Maps from the Kentucky Geological Survey show a large sinkhole on the property near Clays Mill Road which is not shown on the development plan. The applicant should provide more information on the sinkhole and how it may affect the development.

**STAFF RECOMMENDS: **POSTPONEMENT** FOR THE FOLLOWING REASONS:**



1. The applicant should provide information relating to their public outreach efforts.
2. The applicant should provide further information regarding the following development criteria:
  - a. D-PL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
  - b. B-PR7-1: Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.
  - c. B-RE1-1: Developments should improve the tree canopy.
  - d. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.