

ORDINANCE NO. 096-2022

AN ORDINANCE CHANGING THE ZONE FROM A WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 2.22 NET (3.39 GROSS) ACRES, FOR PROPERTY LOCATED AT 2651 SANDERSVILLE ROAD. (ARTISAN APARTMENTS, LLC; COUNCIL DISTRICT 2).

WHEREAS, at a Public Hearing held on July 28, 2022, a petition for a zoning ordinance map amendment for property located at 2651 Sandersville Road from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 10-0; 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 2651 Sandersville Road from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 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: September 8, 2022



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: September 15, 2022-1t
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Rec'd by _____
Date: _____

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

IN RE: **PLN-MAR-22-00010: ARTISAN APARTMENTS, LLC.** - a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 gross) acres, for property at 2651 Sandersville Road. (Council District 2)

Having considered the above matter on **July 28, 2022**, at a Public Hearing, and having voted **10-0** 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 Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will grow successful neighborhoods (Theme A) by creating a development that matches existing urban form in the area (Theme A, Goal #2.b), promotes multi-modal connectivity (Theme A, Goal #3.b).
 - b. The proposed project will improve a desirable community (Theme D) by incorporating a pedestrian focused design (Theme D, Goal #1.a) that that provides safe and clearly delineated pedestrian connections and facilities.
 - c. The rezoning will maximize development on vacant and underutilized land within the Urban Service Area (Theme E, Goal #1.d) in an effort to preserve the urban and rural balance (Theme E, Goal #1).
2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will utilize a people-first design, with designated pedestrian and multi modal infrastructure (Design Policies #1, 5, 6).
 - b. The proposed project will incorporate appropriate roadway connections by aligning their access drive with adjacent development across Sandersville Road (Design Policy #2).
 - c. The proposed project will limit the visual impact of the proposed parking areas (Design Policy #7).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site prioritizes connections with the existing multi-family development, and meets the criteria within the Multi-Family Design Standards.
 - b. The proposed rezoning prioritizes the inclusion of safe pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.

- c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape and adds tree canopy coverage in the form of landscape buffers and property perimeter screening.
4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00032: RML-Hillenmeyer Property East (Artisan Apartments), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 18th day of August, 2022.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note:The corollary development plan, PLN-MJDP-22-00032:RML-Hillenmeyer Property East (Artisan Apartments), was approved by the Planning Commission on July 28, 2022 and certified on August 11, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by October 26, 2022.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, Davis, de Movellan, Forester, Meyer, Michler, Nicol, Penn, Pohl, and Worth

NAYS: (0)

ABSENT: (1) Bell

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-22-00010** carried.

Enclosures: Application
Justification
Legal Description
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: ARTISAN APARTMENTS LLC, 3609 WALDEN DR, LEXINGTON, KY 40517
Owner(s): ARTISAN APARTMENTS LLC, 3609 WALDEN DR, LEXINGTON KY, 40517
Attorney: Nick Nicholson, 300 W VINE STREET #2100, LEXINGTON, KY 40507 PH: 859-231-3000

2. ADDRESS OF APPLICANT'S PROPERTY

2651 SANDERSVILLE RD, LEXINGTON, KY 40511

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

Existing Use		Requested Use		Acreage	
Zoning		Zoning		Net	Gross
B-4	Vacant	R-3	Multi-Family Residential	2.22 acres	3.39 acres

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:	To Be Constructed
Sanity Sewers:	LFUCG
Refuse Collection:	Private
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





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June 6, 2022

Lexington-Fayette Urban County Planning Commission
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, KY 40507

Zone Change Request for 2651 Sandersville Road

Dear Members of the Planning Commission:

We represent Artisan Apartments, LLC (“Artisan” or “Applicant”) and on its behalf have filed a zone change request for the property know as 2651 Sandersville Road (the “Property”). The Property consists of 2.22 net (3.39 gross) acres currently zoned Wholesale and Warehouse Business (B-4) and is vacant. The Applicant’s request is to rezone the Property to Planned Neighborhood Residential (R-3) zone to allow for two additional apartment buildings to be included in the adjacent apartment complex.

The Property is located on the northeastern corner of the Sandersville Road and Citation Boulevard intersection. The proposed development consists of 48 apartment units in two buildings. It is adjoined by the Artisan Apartment Complex, which is nearing completion of the development process. Once the proposed development is consolidated with the Artisan, there will be a total of 272 apartment units in 10 buildings. The surrounding area is made up of complementary single-family residential neighborhoods along Sandersville Road, a townhouse complex across Citation, and neighborhood business zoned property across Sandersville Road. The proposed development is consistent with the existing apartment buildings and will complete the residential area on the north side of Sandersville Road. This will ensure that a much needed residential development on underutilized land will be installed in a consistent manner that neighbors have come to expect.

This request is in agreement with the Comprehensive Plan for the multitude of reasons outlined below. Primarily, the Zone Map Amendment Request offers a chance to develop longtime vacant land inside the Urban Service Area for much needed residential use. This is an ideal property for the proposed multi-family residential structures as it will allow a more uniform feel along Sandersville Road by expanding the existing complex vs. trying to fit in a warehousing use on a relatively small tract of land. This well-designed project upholds the Urban Service Area preservation strategy, is appropriate infill in an area that is increasingly residential, provides varied housing choices with the adjacent single family which meet several community needs, encourages community interaction through pedestrian connectivity, all while respecting its neighbors with landscaping buffer and greenspace.

This project aligns with the aspects of a desirable community and the place making concepts the Comprehensive Plan stresses such as openness, social offerings, and aesthetics with its connections to the existing multi-family amenities and appropriate tie-ins to adjacent pedestrian facilities. The proposed development plan follows many of the specific recommendations of the Comprehensive Plan in its discussion on how to grow successful neighborhoods while protecting the environment as we are expanding the housing types in the area by providing additional multi-family units without impacting adjacent neighborhoods; supporting infill and redevelopment throughout the urban service area; providing a well-designed community that furthers the commitment to mixed-type housing with locations for safe and positive social interactions including easy access to the protected greenway system. Also, by increasing the residential land in the Citation/Sandersville area it potentially can lead to an expansion of mass transit to better serve this area north of Mercer Road. The development will not put undue strain on the surrounding infrastructure by minimizing the necessary access points to collectors, but also adding a secondary access point to the Property as desired by emergency services providers.

Artisan is quite confident in calling this project a well-designed project as it furthers many of the design policies laid out in the Comprehensive Plan. By providing ample pedestrian connections, we are utilizing a people-first/pedestrian friendly street pattern design with efficient roadways and separate pedestrian infrastructure that is making the proper road connections to enhance emergency services accessibility while creating inviting streetscapes. (Design Policy #1, #2, #5, #6, and #13). The parking areas for the additional multi-family buildings are either interior to the site to ensure they aren't a primary visual component to the neighborhood or any existing neighbors or we've proposed enhanced landscaping to help buffer the area. (DP #7). As previously stated, the proposed development will be well connected to the amenity area and open space for our residents' use.

In summary, this well-designed project upholds the Urban Service Area preservation strategy, is appropriate development of a long vacant parcel, provides additional housing units with a mix of housing types, encourages community interaction through pedestrian connectivity, encourages a more comprehensive transportation system, all while respecting its neighbors and protecting the environment with landscaping buffers and greenspace. As such, it is quite clear that the proposed zone change is in compliance with the 2018 Comprehensive Plan. As outlined above, the proposed project meets the following Goals and Objectives of the Comprehensive Plan:

Theme A - Growing Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- b. Accommodate the demand for housing in Lexington responsibly...
- c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.

- c. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County
- b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
- c. Minimize disruption of natural features when building new communities.
- d. Promote, maintain, and expand the urban forest throughout Lexington.

Goal 4: Address community facilities at a neighborhood scale.

Objectives:

- c. Establish and promote road network connections in order to reduce police, EMS, and fire response times.

Theme B - Protecting the Environment

Goal 2: Reduce Lexington-Fayette County's carbon footprint.

Objectives:

- d. Prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence.

Goal 3: Apply environmentally sustainable practices to protect, conserve and restore landscapes and natural resources.

Objectives:

- b. Identify and protect natural resources and landscapes before development occurs.

Theme D - Improving a Desirable Community

Goal 1: Work to achieve an effective and comprehensive transportation system.

Objectives:

- a. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
- b. Develop a viable network of accessible transportation alternatives for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways and other strategies.

Goal 2: Support a model of development that focuses on people-first to provide accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors.

Objectives:

- a. Encourage public safety and social sustainability by supporting Secured-by-Design concepts and other policies and programs for the built and natural environments of neighborhoods to help reduce opportunities for crimes.

Goal 3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Objectives:

- a. Protect historic resources and archaeological sites.
- b. Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.
- c. Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements and urban and rural neighborhoods.

Theme E - Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Service Area concept.

Objectives:

- b. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.
- c. Emphasize redevelopment of underutilized corridors.
- d. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- e. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers. To ensure Lexington is responsive to its future land use needs, this Goal shall be superseded and no longer in effect upon completion of Theme E, Goal 4, Objective D.

Placebuilder

The Property is located outside New Circle Road and is adjacent to a residential neighborhood and multi-family site that are under development. As such, the natural Place Type is Enhanced Neighborhood and the Development Type is Medium Density for the multi-family component. We submit that this classification is appropriate due to the location of the Property well outside the downtown core and the surrounding 2nd tier urban neighborhoods and the proposed use is adding additional units to a development currently under construction that maintains recent development trends in the area. The R-3 zone is one of the suggested zoning categories for this Place Type.

Also submitted with the Zone Map Amendment Request is the color-coded reflection of

how the proposed project addresses the design criteria for the selected Development Types. Items highlighted in green are represented graphically on the submitted preliminary development plan; items in yellow are addressed in this letter, and items highlighted in orange are not applicable to this proposal.

Standards That Are Applicable to Our Proposal

SITE DESIGN, BUILDING FORM, & LOCATION

A-DS3-1 Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1. While we do not have specific architectural designs for the multi-family structures at this time, we will use best efforts to comply with required design standards in the Subdivision Regulations and Zoning Ordinance.

A-DS4-2 New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities. As noted above, the proposed development is a similar housing type and density to the adjacent multi-family complex.

A-DS5-3 Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere. The proposed development ensures its residents will be well connected into the existing site the site and the surrounding area in a pedestrian friendly manner, while not overburdening the surrounding road system.

A-DS5-4 Development should provide a pedestrian-oriented and activated ground level. The development plan shows the necessary pedestrian connections with are structures having an activated ground level.

A-DS7-1 Parking should be oriented to the interior or rear of the property for nonresidential or multi-family developments. This is being done where feasible.

A-DS7-2 Any non-residential or multi-family parking not buffered by a building should be screened from the streetscape view and adjacent properties. There is appropriate landscape screenage proposed on site in the locations of the multi-family structures and parking areas.

A-DS10-1 Residential units should be within reason able walking distance to a focal point. The proposed units are within walking distance of the apartment amenity areas.

A-DN2-1 Infill residential should aim to increase density. The proposed development is adding 48 apartment units to the approved complex which will increase the density in the area without overburdening the transportation system.

B-PR9-1 Minimize disturbances to environmentally sensitive areas by utilizing the existing topography to the greatest extent possible. This has been done where feasible.

B-SU11-1 Green infrastructure should be implemented in new development. (E-GR3). We will be providing green infrastructure through our water quality components in the existing stormwater management facility and tree canopy requirements.

C-LI7-1 Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment. This development is adding residential units with safe access to community facilities and greenspace.

C-PS10-3 Over-parking of new developments should be avoided. (B-SU5). This development is not overparked.

D-PL7-1 Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application. Letters have been sent out to the surrounding property owners prior to submitting this application. We've yet to be contacted by property owners as most of the area is still under construction.

D-SP3-1 Adequate right-of-way, lease areas and easements for infrastructure, with emphasis on wireless communication networks should be provided to create reliable service throughout Lexington. This development has adequate right-of-way for the proposed transportation infrastructure.

E-GR9-4 Development should intensify underutilized properties and develop vacant and underutilized gaps within neighborhoods. This is what is being proposed on the Property.

TRANSPORTATION & PEDESTRIAN CONNECTIVITY

A-DS4-1 A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided. (A-DS2, A-DN1, B-SU1, B-SU2, C-LI7, E-AC5). The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces.

A-DS5-1 Adequate multi-modal infrastructure should be provided to ensure vehicular separation from other modes of transport. The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces.

A-DS5-2 Roadways should provide a vertical edge, such as trees and buildings. This has been achieved where feasible.

A-DS10-2 New focal points should be designed with multi-modal connections to the neighborhood. The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces.

D-CO1-1 Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type. This has been done where feasible.

D-CO2-1 Safe facilities for all users and modes of transportation should be provided. The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces.

D-CO2-2 Development should create and/or expand a safe, connected multimodal transportation network that satisfies all users' needs, including those with disabilities. The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces.

GREENSPACE & ENVIRONMENTAL HEALTH

A-DS4-3 Development should work with the existing landscape to the greatest extent possible, preserving key natural features. This has been done where feasible.

A-EQ7-3 Community open spaces should be easily accessible and clearly delineated from private open spaces. This has been done where feasible.

B-PR2-1 Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site. This has been done where feasible.

B-PR7-1 Connections to greenways, tree stands, and stream corridors should be provided. This has been done where feasible.

B-PR7-2 Trees should be incorporated into development plans, prioritize grouping of trees to increase survivability. This has been done where feasible.

B-PR7-3 Developments should improve the tree canopy. This development intends to increase total tree canopy on the site.

B-RE1-1 Developments should incorporate street trees to create a walkable streetscape. This has been done where feasible.

B-RE2-1 Green infrastructure should be used to connect the greenspace network. The created wetlands within the stormwater management facility function as greenspace.

E-GR3-1 Physical and visual connections should be provided to existing greenway networks. This has been done where feasible.

E-GR3-2 New focal points should emphasize geographic features unique to the site. This has been done where feasible.

Standards Not Applicable

SITE DESIGN, BUILDING FORM, & LOCATION

A-DS7-3 Parking structures should activate the ground level. There are no proposed parking structures.

A-DS8-1 At the individual street level, medium density housing types should be interspersed with single-family detached units and should be context sensitive. This is a MF complex without individual streets. There are substantial amounts of SF houses in close proximity.

A-DS11-1 Common public uses that serve as neighborhood focal points, such as parks and schools, should be on single loaded streets. There are no neighborhood focal points as part of this development. We are proposing appropriate amenity areas for the residents in the existing adjacent complex that will be consolidated.

A-DN2-2 Development should minimize significant contrasts in scale, massing and design, particularly along the edges of historic areas and neighborhoods. The proposed development is not adjacent to a historic area or neighborhood.

A-DN3-2 Development should incorporate residential units in commercial centers with context sensitive design. This isn't a commercial center.

A-DN6-1 Allow and encourage new compact single-family housing types. This is a multi-family development.

A-EQ7-1 School sites should be appropriately sized. There is no school site proposed.

C-LI6-1 Developments should incorporate multi-family housing and walkable commercial uses into development along arterials/corridors. The proposed development is not along an arterial or corridor. But, the development is located at the corner of Citation and Sandersville with a walkable site and connections to surrounding pedestrian system.

C-LI6-2 ADUs and/or affordable housing options should be incorporated into existing and new single-family residential development. (A-DN5). ADU's are still not permitted in the selected zone.

C-PS10-2 Developments should explore options for shared and flexible parking arrangements for currently underutilized parking lots. This does not have an underutilized parking lot.

D-PL9-1 Historically significant structures should be preserved. There are no historically significant structures on this site.

D-PL10-1 Activate the streetscape by designating public art easements in prominent locations. There are no public art easements proposed on this site as it is a private apartment complex.

D-SP3-2 Cellular tower antennae should be located to minimize intrusion and negative aesthetic impacts, and stealth towers and landscaping should be used to improve the visual impact from the roadway and residential areas. There no proposed cellular tower antennae that are proposed as part of this development.

D-SP9-1 Encourage co-housing, shared housing environments, planned communities and accessory dwelling units for flexibility and affordability for senior adults and people with disabilities. This is a multi-family development. All ages are welcome.

E-GR4-1 Developments should incorporate reuse of viable existing structures. There are no viable existing structures on the site.

E-GR5-1 Structures with demonstrated historic significance should be preserved or adapted. There are no historic structures on the site.

E-GR9-1 Live/work units should be incorporated into residential developments. This is a residential development that does not anticipate any dedicated flex space.

E-GR9-3 Less intense multi-family residence types should be incorporated into primarily single-family areas. The proposed development is only adding a small amount of acreage onto an approved multi-family development.

TRANSPORTATION & PEDESTRIAN CONNECTIVITY

A-DS1-1 Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes. (A-EQ7). Mass transit is not available to the Property at his time. However, increasing the residential users in this area could increase the demand for LexTran to serve the area in the future.

A-DS1-2 Direct pedestrian linkages to transit should be provided. Mass transit is not available to the Property at his time. However, increasing the residential users in this area could increase the demand for LexTran to serve the area in the future.

A-DS13-1 Stub streets should be connected. (D-CO4). There are no stub streets on the Property.

B-SU4-1 Where greenspace/community centers are not located within walking distance of a new development, applicants should attempt to incorporate those amenities. (A-DS9). The development is appropriately connected to surrounding pedestrian infrastructure, amenity areas, and greenspaces that are within walking distance.

D-CO4-1 Dead-end streets and Cul-de-sacs should be discouraged except where connections are not topographically or environmentally feasible. There are no dead-end streets or cul-de-sacs on this project.

D-CO4-2 Roadway capacity should be increased by providing multiple parallel streets, which alleviate traffic and provide multiple route options, in lieu of additional lanes. There are no streets as part of this development

D-CO4-3 Street pattern and design should consider site topography and minimize grading where possible. There are no streets as part of this development.

D-CO5-1 Streets should be designed with shorter block lengths, narrower widths, and traffic calming features. There are no streets as part of this development.

D-SP1-3 Developments should provide multi-modal transportation infrastructure to school sites, including sidewalks, shared-use paths, and roadways that can accommodate the bus and vehicle traffic associated with the site. There are no school sites in close proximity.

D-SP6-1 Social services and community facilities should be accessible via mass transit, bicycle and pedestrian transportation modes. (A-EQ7). There are no social services or community in close proximity.

GREENSPACE & ENVIRONMENTAL HEALTH

B-PR2-2 Dividing floodplains into privately owned parcels with flood insurance should be avoided. This development does not have single-family lots.

B-PR2-3 Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them. This has been done where feasible in the development, but not on the Property.

D-SP2-1 Visible, usable greenspace and other natural components should be incorporated into school sites. There are no proposed school sites.

D-SP2-2 Active and passive recreation opportunities should be provided on school sites. There are no proposed school sites.

Multi-family Design Standards
Site Planning

- SP-1 – This Enhanced Neighborhood project is still in the early design phase. However, this is being done where feasible. We will continue to work with Staff regarding the design of the street access and open space during the final development plan process.
- SP-2 - This is being done where feasible. However, the Applicant provides apartment buildings with access to individual units through a center corridor for the safety of our tenants and building occupants.
- SP-3 - This is being done where feasible.
- SP-4 – This is a new multi-family complex without existing setback patterns.
- SP-5 – This is being done where feasible with pedestrian systems that run throughout the multi-family development connecting it to the surrounding area.
- SP-6 – This is being done where feasible.
- SP-7 - This Enhanced Neighborhood project is still in the early design phase. However, this is being done where feasible. The apartment site will be screened with landscaping and appropriately parked and we will continue to work with Staff throughout the final development plan process on this type of design issue.
- SP-8 – The parking occurs interior to the proposed residential development and is spread out throughout the apartment site with ample open space. We will continue to work with Staff throughout the final development plan process on this type of design issue.
- SP-9 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of design issue.
- SP- 10 – The site is well connected for vehicular and pedestrian access to the surrounding area, amenities, and open space.
- SP-11 - This is being done where feasible.
- SP-12 – The Applicant is proposing an internal open space and pedestrian system to ensure the development is walkable and pedestrian friendly. We will continue to work with Staff throughout the final development plan process on this type of design issue.
- SP-13 – The site is well connected for vehicular and pedestrian access to the surrounding area, amenities, and open space.
- SP-14 – This is being done where feasible. The multi-family areas contain ample pedestrian facilities and open space. Additional landscaping is proposed as well as ensuring existing landscaping will be retained where feasible.
- SP-15 - This is being done where feasible.
- SP-16 – This project will be built to code requirements.

- SP-17 – This Enhanced Neighborhood project is still in the early design phase. However, this is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of design issue.

Open Space & Landscaping

- OS-1 - This is being done where feasible with the open space areas being easily accessible throughout the entire multi-family site. We will continue to work with Staff throughout the final development plan process on this type of design issue.
- OS-2 – This is being done where feasible with multiple open space areas throughout the site, centralized open space, and easily accessed amenities.
- OS-3 – This is being done where feasible as private balcony, porch, or yard amenities are included with this project. We will continue to work with Staff throughout the Final development plan process on this type of design issue.
- OS-4 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of landscaping and design issue.
- OS-5 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of landscaping and design issue.
- OS-6 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of landscaping and design issue.
- OS-7 – This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of landscaping and design issue.
- OS-8 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on any stormwater detention plans.
- OS-9 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on the design of the various paths in the multi-family section.
- OS-10 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of design issue.
- OS-11 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of landscaping and design issue.
- OS-12 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of lighting and design issue.
- OS-13 - This is being done where feasible and we will continue to work with Staff throughout the final development plan process on this type of lighting and design issue.

Architectural Design

- AD-1 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding building mass, form, and roof shapes.
- AD-2 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding height, size, and character.

- AD-3 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding building mass, roof shapes, exterior wall setback, materials, colors, building height, and landscaping.
- AD-4 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding windows.
- AD-5 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding wall faces.
- AD-6 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding porches, stairs, railings, walls, and roofs.
- AD-7 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding materials and colors for facades and roofing.
- AD-8 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding side and rear facades.
- AD-9 – This Enhanced Neighborhood project is still in the early phases of design. There have been no architectural plans made at this time. This project complies with all zoning and building code requirements regarding building spacing, landscaping, setbacks, building mass, building height, and building design.

In addition to compliance with the Comprehensive Plan, the request is justified because the existing zoning is inappropriate and improper, and the proposed zoning is appropriate. The current zoning is B-4 and any type of warehousing use on the Property has not proven to be desired or realistic. This small tract is not appealing to a majority of the permitted uses in the B-4 zone, especially due to the restrictions associated with warehousing structures adjacent to residential zoned property. The Special Provisions in the B-4 Zoning Ordinance prohibit structures from being within 100 feet from any residential zone, unless the portion within that distance has no opening except stationary windows and doors that are designed and intended solely for pedestrian access. While this is technically achievable, it adds a tremendous design hurdle for any Wholesale and Warehousing tenant. The selection of the larger B-4 parcel for a storage facility across Sandersville Road and the recent zone change from B-4 to B-1 for the adjacent corner parcel only emphasizes the lack of desirability of this particular parcel for potential B-4 users.

On the other hand, the proposed R-3 zoning is clearly appropriate. R-3 zoning is by far the predominant residential zoning category in the area. The residential land that is north of Sandersville Road to the interstate, to the east of Citation Boulevard until Masterson Station is almost exclusively zone R-3 and contains a mix of single-family, townhouses, and apartments. The proposed development ensures the continuity in neighborhood character preservation to respect the existing atmosphere of the area. Finally, the proposed development plan locates the structures along each of the adjacent roadways to reinforce street frontages and ensure ideal density transition from the busier Citation Boulevard to buffer the single-family development. As such, it is without question that the proposed zone is appropriate for the Property.

Lexington-Fayette Urban County Planning Commission
June 6, 2022
Page 13

We will be at the July public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC

A handwritten signature in black ink, appearing to read 'N. Nicholson', written in a cursive style.

Nick Nicholson

NN:NN

001169.008530/8784798.1

ARTISAN APARTMENTS, LLC
(PLN-MAR-22-00010)

2651 SANDERSVILLE ROAD

Rezone the property to allow the development of multi-family apartment buildings.

Applicant/Owner

ARTISAN APARTMENTS, LLC
3609 Walden Drive
Lexington, KY 40517
nick.nicholson@skofirm.com



Application Details

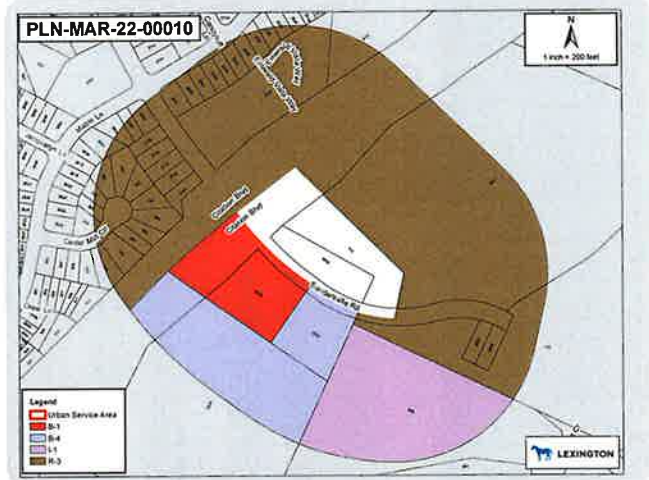
Acreage:
2.22 net (3.39 gross) acres

Current Zoning:
Wholesale and Warehouse Business (B-4) zone

Proposed Zoning:
Planned Neighborhood Residential (R-3) zone

Place-type / Development Type:
Enhanced Neighborhood
Medium Density Residential
For more information about the Enhanced Neighborhood Place Type, see Imagine Lexington pages 327-336. For more information on Medium Density Residential Development Type see page 271.

Description:
The applicant is seeking to rezone the subject property to the Planned Neighborhood Residential (R-3) zone to allow for an expansion to the adjacent Artisan Apartment multi-family residential development.



Public Engagement

- The applicant has invited nearby property owners to attend virtual zoom meetings regarding the request. To date, none have attended.

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.

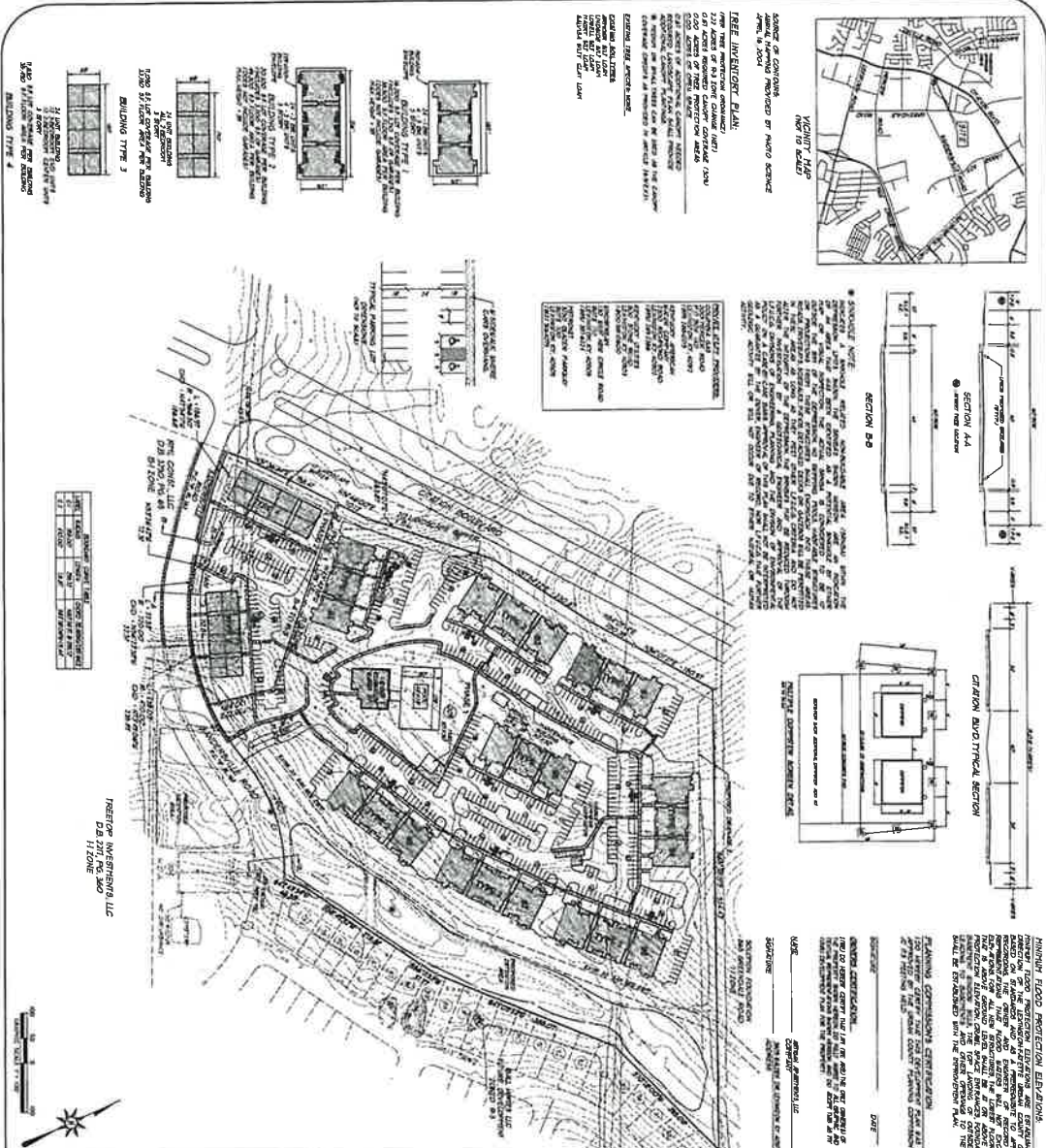
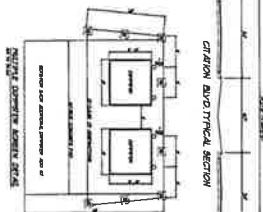
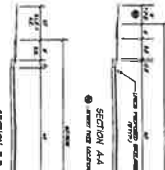
Development Plan



SOURCE OF CONTOURS
ASSETS DEVELOPED PROVIDED BY FAYAT SCIENCE
APRIL 19, 2022

LEGEND

750' TREE PROTECTION PERIMETER
150' TREE PROTECTION PERIMETER
100' TREE PROTECTION PERIMETER
50' TREE PROTECTION PERIMETER
25' TREE PROTECTION PERIMETER
15' TREE PROTECTION PERIMETER
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PLANNING COMMISSION CERTIFICATION
I, _____, CLERK OF THE PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE CERTIFICATION STATEMENT IS TRUE AND CORRECT AND THAT THE CERTIFICATION STATEMENT IS TRUE AND CORRECT.

DATE: _____

SIGNATURE: _____

DATE: _____

DATE: _____

LIST OF DISTRICTS (PHASE 1)
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DATE: 06/13/22
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISION: [Number]

AMENDED PRELIMINARY DEVELOPMENT PLAN
HILLENMEYER PROPERTY - EAST
2601 & 2651 SANDERSVILLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

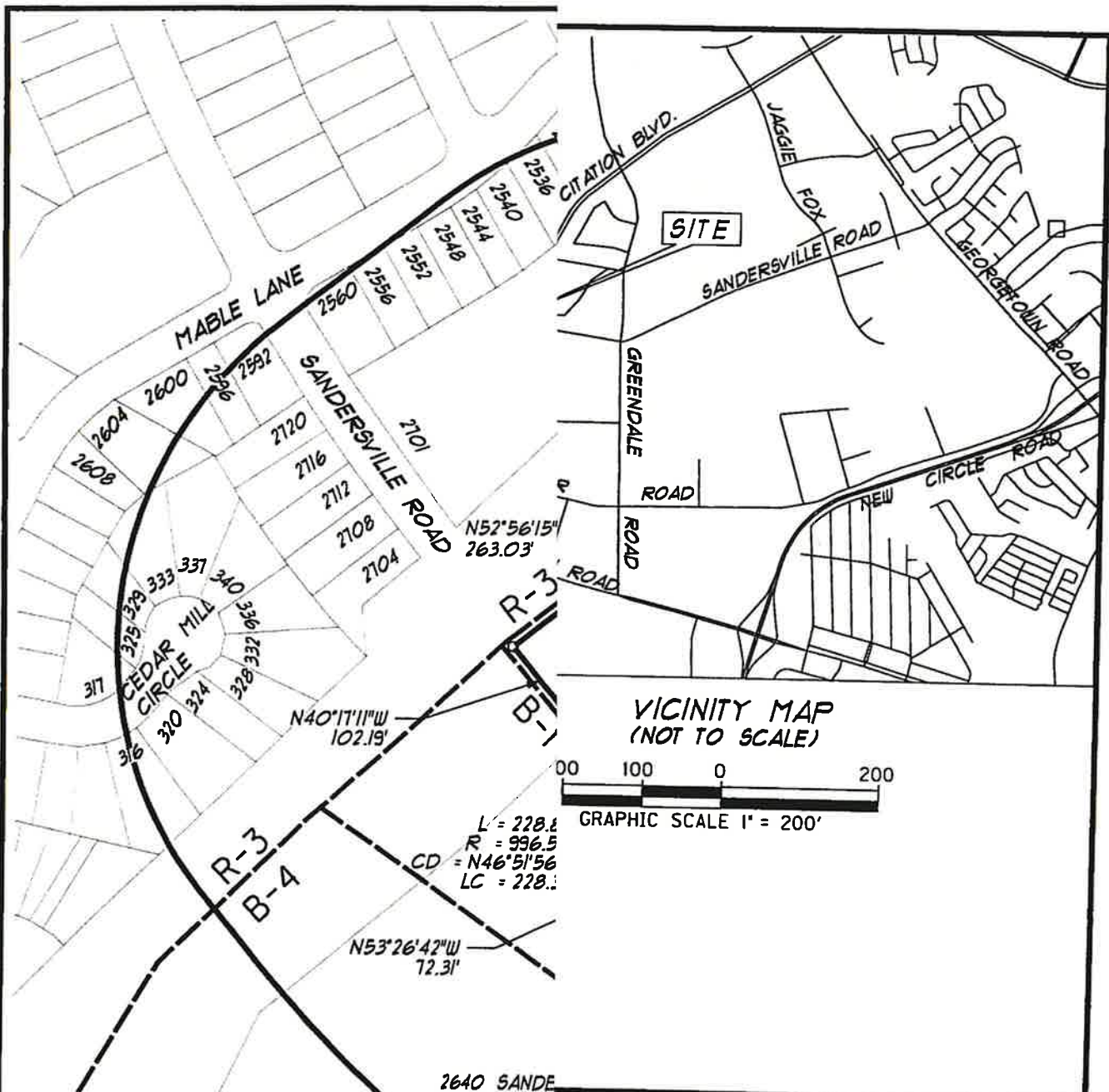
EA Partners, PLLC
ARCHITECTS AND ENGINEERS
1000 W. MAIN STREET, SUITE 200
LEXINGTON, KY 40502
502.278.1111

PROJECT NO.: [Number]
SHEET NO.: [Number]

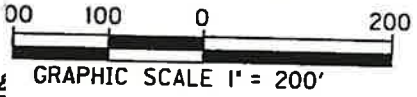
Artisan Apartments, LLC Property
Zone Change from B-4 to R-3
2651 Sandersville Road
Lexington, Fayette County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED NORTH OF AND ADJCENT TO SANDERSVILLE ROAD LOCATED AT THE INTERSECTION OF CITATION BOULEVARD AND SANDERSVILLE ROAD IN NORTHEAST LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the centerline intersection of Citation Boulevard and Sandersville Road; thence with the centerline of Citation Boulevard North 52 Degrees 56 Minutes 15 Seconds East a distance of 263.03 feet to a point in the extended common line of 2601 and 2651 Sandersville Road; thence with said common line for the following two (2) calls: South 45 Degrees 43 Minutes 18 Seconds East a distance of 518.01 feet to a point; thence South 11 Degrees 59 Minutes 22 Seconds West a distance of 161.34 feet to a point in the centerline of Sandersville Road; thence with said centerline for the following five (5) calls: 247.77 feet along a curve to the right having a radius of 500.00 feet and a chord which bears North 73 Degree 30 Minutes 20 Seconds West a distance of 245.24 feet to a point; thence 25.59 feet along a curve to the right having a radius of 250.00 feet and a chord which bears North 56 Degrees 22 Minutes 38 Seconds West a distance of 25.58 feet to a point; thence North 53 Degrees 26 Minutes 42 Seconds West a distance of 72.31 feet to a point; thence 228.85 feet along a curve to the right having a radius of 996.50 feet and a chord which bears North 46 Degrees 51 Minutes 56 Seconds West a distance of 228.35 feet to a point; thence North 40 Degrees 17 Minutes 11 Seconds West a distance of 102.19 feet **TO THE POINT OF BEGINNING** and containing 3.39 Gross Acres and 2.22 Net Acres.

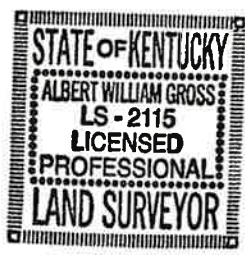


VICINITY MAP
(NOT TO SCALE)



MEYER PROPERTY-EAST

SANDERSVILLE ROAD
 VAN APARTMENTS, LLC
 WALDEN DRIVE
 LEXINGTON, KY. 40502



ARTNERS, PLC
 6, 2022

RESALE AND WAREHOUSE BUSINESS (B-4) ZONE
 UNIMPROVED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE
 1.33 ACRES NET & 3.39 ACRES GROSS

EA Partners, PLC



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (859) 298-8889
 FACSIMILE (859) 298-8887

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

DESCRIPTION OF ZONE CHANGE

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

Acreage: 2.22 net (3.39 gross) acres

Location: 2651 Sandersville Road



EXISTING ZONING & LAND USE

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

URBAN SERVICE REPORT

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

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

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

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

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

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

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

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

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

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

SUMMARY OF REQUEST

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

PLACE-TYPE

ENHANCED
NEIGHBORHOOD

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

DEVELOPMENT TYPE

MEDIUM-DENSITY RESIDENTIAL

Primary Land Use, Building Form, & Design

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

Transit Infrastructure & Connectivity

Access to these developments is typically through streets designated with the collector classification or above. Mass transit infrastructure should be provided along transit routes through collaboration with Lextran, and bicycle and pedestrian facilities should be plentiful to provide multi-modal options.

Parking

Parking should be minimized and where necessary, located internally.

PROPOSED ZONING



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

PROPOSED USE



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

APPLICANT & COMMUNITY ENGAGEMENT



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

PROPERTY & ZONING HISTORY



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

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

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

COMPREHENSIVE PLAN COMPLIANCE



The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

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

GOALS & OBJECTIVES

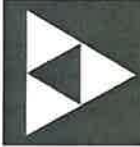
The applicant opines that they are in agreement with the adopted Goals, Objectives, and Policies of the 2018 Comprehensive Plan. The applicant indicates that the proposed project will grow successful neighborhoods (Theme A) by creating a development that is compatible with the existing urban form in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

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

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

POLICIES

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



PLACE-TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject property. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the 2018 Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria.

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

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

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

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

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2018 Comprehensive Plan. The development criteria represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Enhanced Neighborhood Place-Type and Medium-Density Residential Development Type.

1. Site Design, Building Form and Location

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

2. Transportation and Pedestrian

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

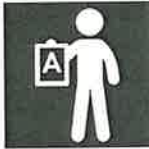
D-CO2-2 Development should create and/or expand a safe, connected multi-modal transportation network that satisfies all users' needs, including those with disabilities.

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

3. Greenspace and Environmental Health

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

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



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

DAC/HBB/TW
7/5/2022

Planning Services/Staff Reports/MAR/2022/PLN-MAR-22-00010 ARTISAN APARTMENTS LLC.pdf

~~V. **ZONING ITEMS** The Zoning Committee met on Thursday, July 7, 2022, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Larry Forrester, and Bruce Nicol. Staff members in attendance were Traci Wade, Hal Baillie, Tom Martin, Daniel Crum, Autumn Gederwis, Samantha Castro, Bill Sheehy and Tracy Jones, Department of Law. The Committee members reviewed applications and made recommendations as noted.~~

~~A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**~~

~~The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.~~

~~Abbreviated public hearings will be held on petitions meeting the following criteria:~~

- ~~• The staff has recommended approval of the zone change petition and related plan(s)~~
- ~~• The petitioner concurs with the staff recommendations~~
- ~~• Petitioner waives oral presentation, but may submit written evidence for the record~~
- ~~• There are no objections to the petition~~

~~B. **FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** Following abbreviated hearings, the remaining petitions will be considered.~~

~~The procedure for these hearings is as follows:~~

- ~~• Staff Reports (30 minute maximum)~~
- ~~• Petitioner's report(s) (30 minute maximum)~~
- ~~• Citizen Comments~~
 - ~~(a) Proponents (10 minute maximum OR 3 minutes each)~~
 - ~~(b) Objectors (30 minute maximum) (3 minutes each)~~
- ~~• Rebuttal & Closing Statements~~
 - ~~(a) Petitioner's comments (5 minute maximum)~~
 - ~~(b) Citizen objectors (5 minute maximum)~~
 - ~~(c) Staff comments (5 minute maximum)~~
- ~~• Hearing closed and Commission votes on zone change petition and related plan(s).~~

~~Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.~~

1. ARTISAN APARTMENTS, LLC ZONING MAP AMENDMENT & HILLENMEYER PROPERTY EAST (ARTISAN APARTMENTS) (AMD) ZONING DEVELOPMENT PLAN

- a. **PLN-MAR-22-00010: ARTISAN APARTMENTS, LLC** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 gross) acres, for property at 2651 Sandersville Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

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

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

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

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project will grow successful neighborhoods (Theme A) by creating a development that matches existing urban form in the area (Theme A, Goal #2.b), promotes multi-modal connectivity (Theme A, Goal #3.b) while also meeting community needs by increasing housing options options and supply (Theme A, Goal #1.b).
 - b. The proposed project will improve a desirable community (Theme D) by incorporating a pedestrian focused design (Theme D, Goal #1.a) that that provides safe and clearly delineated pedestrian connections and facilities.
 - c. The rezoning will maximize development on vacant and underutilized land within the Urban Service Area (Theme E, Goal #1.d) in an effort to preserve the urban and rural balance (Theme E, Goal #1).

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

2. A Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will utilize a people-first design, with designated pedestrian and multi modal infrastructure (Design Policies #1, 5, 6)
 - b. The proposed project will incorporate appropriate roadway connections by aligning their access drive with adjacent development across Sandersville Road (Design Policy #2)
 - c. The proposed project will limit the visual impact of the proposed parking areas (Design Policy #7).
 3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location as the site prioritizes connections with the existing multi-family development, and meets the criteria within the Multi-Family Design Standards.
 - b. The proposed rezoning prioritizes the inclusion of safe pedestrian facilities. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape and adds tree canopy coverage in the form of landscape buffers and property perimeter screening.
 4. This recommendation is made subject to approval and certification of PLN-MJDP-22-00032: RML-Hillenmeyer Property East (Artisan Apartments), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. PLN-MJDP-22-00032: HILLENMEYER PROPERTY EAST (ARTISAN APARTMENTS) (AMD) (08/31/22)* - located at 2651 SANDERSVILLE ROAD, LEXINGTON, KY
Council District: 2
Project Contact: EA Partners

Note: The purpose of this amended plan is to depict development of two multi-family residential buildings with 48 dwelling units, in support of the requested zone change from Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone

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

1. Provided the Urban County Council rezones the property R-3; 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 street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of 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. United States Postal Service Office's approval of kiosk locations or easement.
9. Correct zoning reference in Purpose of Amendment.
10. Dimension access drive apron.
11. Discuss access drive throat length.
12. Discuss conflict with 20' AT&T easement.
13. Discuss Placebuilder criteria.

Staff Zoning Presentation – Mr. Forester indicated that the application is able to be heard in an abbreviated manner. Mr. Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and of the general area. He stated that the applicant was seeking a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Planned Neighborhood Residential (R-3) zone, for 2.22 net (3.39 gross) acres, in order to construct two multi-family residential buildings with an Enhanced Neighborhood Place Type and a Medium Density Residential Development-Type. Mr. Crum indicated that both the Place-Type and Development-Type would be appropriate for this site.

Mr. Crum continued, giving the zoning history of the immediate area, as well as explaining that the B-4 zone was originally placed there to incorporate office and flex space with the apartments. That never materialized, and this zone change is to reincorporate the land back into the Artisan Apartments. Mr. Crum highlighted that this development will add an additional 48 units to the current Artisan Apartments.

Additionally, Mr. Crum presented photographs of the existing Artisan Apartments to demonstrate the scale and design of the proposed apartments, which will match the designs of the future apartments.

Mr. Crum concluded stating that staff is recommending approval because it is in agreement with the Comprehensive Plan and that the Zoning Committee had recommended approval, as well.

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Staff Development Plan Presentation – Mr. Martin presented the staff report and recommendations for the associated Development Plan. Mr. Martin presented a colored rendering of the subject property and reviewed the current development. Mr. Martin highlighted the proposed access into the parking lot that will connect the two new structures, with the ones already constructed.

Mr. Martin ended his presentation by saying that the Subdivision Committee recommended approval with conditions that can be resolved.

Applicant Presentation – Nick Nicholson, attorney representing the applicant, indicated that he had nothing to add, but would answer any questions if the Commission had any and that they are in agreement with the staff's findings.

Zoning Action – A motion was made by Mr. Penn, seconded by Mr. de Movellan, and carried 10-0 (Bell absent) to approve PLN-MAR-22-00010: ARTISAN APARTMENTS, LLC, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Penn, seconded by Mr. de Movellan and carried 10-0 (Bell absent) to approve PLN-MJDP-22-00032: HILLENMEYER PROPERTY EAST (ARTISAN APARTMENTS) (AMD) removing conditions #12 and #13 and changing #11 to "resolved."

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

Note: All zoning ordinance text amendments had been postponed, thus no items were heard at this time.

- VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.
- VII. STAFF ITEMS – The staff will report at the meeting.

LONG RANGE PLANNING ACTIVITY REPORT

June 2022

Imagine Lexington

During the month of June, Long-Range Planning staff continued to move forward with a number of implementation items related to the 2018 Comprehensive Plan.

Staff continued discussion on the upcoming update to *Imagine Lexington* which will be finalized in 2023. Long-Range staff presented proposed Goals & Objectives to the Planning Commission, taking the Public Input Report, data, trends, and best practices into account. The bulk of the changes focused on furthering the concept of equity within the plan, and addressing environmental concerns and needs. Work on this proposal will continue throughout the summer.

Imagine Lexington Website & Social Media

Staff continued with maintenance and updates to imaginelexington.com.

Staff has continued to expand the site's project pages that feature information related to the various Zoning Ordinance Text Amendments and Subdivision Regulation Amendments, which have been set in motion by the recommendations within *Imagine Lexington*.

Staff also continues to maintain the Imagine Lexington Facebook, Twitter, and Instagram social media accounts. In addition, staff has been keeping in touch with our public audience through the use of Mail Chimp, a tool allowing for the creation and distribution of email campaigns to an audience of subscribers.

Zoning Ordinance Text Amendments (ZOTAs) and Subdivision Regulation Amendments (SRAs)

As part of the implementation of the 2018 Comprehensive Plan, the Planning staff has undertaken a division-wide effort to draft and initiate a series of text amendments.

Text amendments that are currently in various stages of the process include: Two-Family Residential (R-2); open space (Article 20); Multi-Family Design Standards (multiple locations); parking (Article 16 and other locations); complete streets (multiple locations); agritourism (multiple locations); home occupations; curbside management; traffic impact study; floodplain; and intent statement revisions for multiple articles.

Accessory Dwelling Units

Since the ordinance was passed in late October, Staff has met with about 13 applicants for the required pre-application and feasibility meetings for planned Accessory Dwelling Units.

Imagine New Circle Road

This corridor study will be the second to emerge from *Imagine Lexington*, with the first being the *Imagine Nicholasville Road* corridor study finalized in 2021. This study will focus on the signalized portion of New Circle road that spans from Richmond Road to Winchester Road. Challenges along this corridor include: lack of safety, heavy congestion, and disconnected land uses. In June, planning staff worked with the consultants on an existing conditions report, a zoning assessment, and a market analysis as they continue to work toward specific recommendations for the corridor.

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