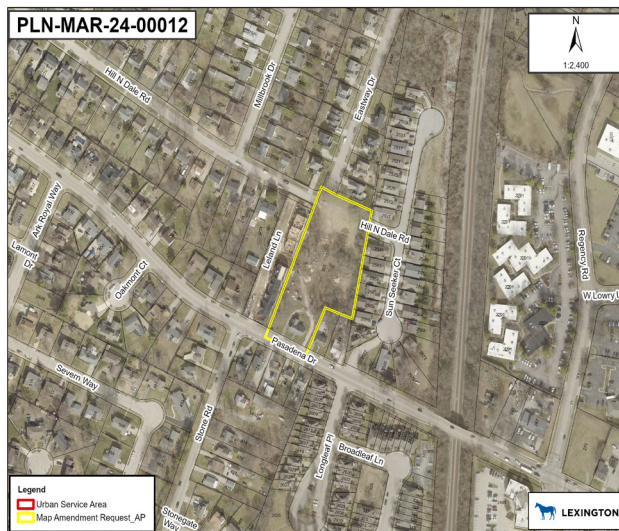


STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00012: CLASSIC TRADITIONS, INC

DESCRIPTION OF ZONE CHANGE

Zone Change:	From a Single Family Residential (R-1C) zone To a Townhouse Residential (R-1T) zone
Acreage:	2.114 net (2.214 gross) acres
Location:	363 Pasadena Drive



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	R-1C	Residential
To North	R-1C	Residential
To East	R-1E	Residential
To South	R-1C/R-3	Residential
To West	R-1T	Residential

URBAN SERVICE REPORT

Roads - The subject property has frontage on Pasadena Drive, a two-lane collector road that connects Nicholasville Road to Harrodsburg Road; however, the applicant is not proposing any direct access to Pasadena Drive at this time. The applicant is proposing to construct street connections that will extend both sides of Hill N Dale Road to Eastway Drive. Both Hill N Dale and Eastway Drive are two-lane local roads. As a condition of the completion of Hill N Dale Road, the direct access to Pasadena Drive for the adjacent development at Sun Seeker Court is required to be closed.

Curb/Gutter/Sidewalks - Curb, gutters, and sidewalks are provided along Pasadena Drive, Hill N Dale Road, and Eastway Drive in the vicinity of the subject property. Such improvements will be required along the extension of Hill N Dale Road, Eastway Drive, and the internal roadway.

Storm Sewers - The subject property is located within the upper reaches of the Wolf Run watershed. Stormwater improvements do not exist on the subject property, but are required by the Division of Engineering's Stormwater Manual at the time of development. No FEMA floodplain or major flooding problems exist on the site or in the immediate area.

Sanitary Sewers - The subject property is located in the Wolf Run sewershed, which is served by the Town Branch Wastewater Treatment Plant, located on Lisle Industrial Avenue. Sanitary sewer capacity will need to be verified prior to certification of a final development plan for the proposed change of land use at this location.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area and can be extended to the site.

Refuse - The Urban County Government serves this area with refuse collection on Mondays.

Police - The property is served by the West Sector Roll Call Center, which is located on Old Frankfort Pike, approximately 3.75 miles northwest the southeast of the subject property.

Fire/Ambulance - The nearest fire station (#12) is located approximately 3/4 of a mile north of the subject property, at the intersection of Southland Drive and Cherrybark Drive.

Transit - Lextran Route #5 has a stop approximately 1/2 of a mile east of the subject property, at the intersection of Pasadena Drive and Nicholasville Road. Route #13 also has a stop on Harrodsburg Road near its intersection with Pasadena Drive, approximately 2/3 of a mile to the northwest.

Parks - The subject property is approximately 1/3 of a mile southeast of Hill N Dale Park.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Single Family Residential (R-1C) zone to the Townhouse Residential (R-1T) zone in order to establish a townhouse development with 11 dwelling units for a proposed density of 5.2 dwelling units per acre.

PLACE-TYPE

ENHANCED NEIGHBORHOOD
The Enhanced Neighborhood Place-Type 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

LOW DENSITY RESIDENTIAL
Primary Land Use, Building Form, & Design
Primarily attached and detached single-family homes of varying formats, including accessory 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
Multi-modal 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 low density, single family residences, emphasizing the incorporation of attached single family dwellings (townhomes) 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. Attached single family dwellings should be located along road frontage and should not adversely impact the associated pedestrian system. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Townhouse Residential (R-1T) zone in order to construct an 11 unit attached townhome development, for a density of 5.2 dwelling units per acre. Access to the site is proposed as a private access easement that will connect to extensions of the public roadways at Hill N Dale Road and Eastway Drive.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has stated that they intend to meet with the neighborhood association to discuss the request; however, no meeting has been scheduled at this time.

PROPERTY & ZONING HISTORY



The subject property has been zoned Single Family Residential (R-1C) since before the comprehensive rezoning of the City and County in 1969, and contains a 1,200 square foot single-family residence that was constructed in 1930. In 2018, the applicant rezoned the adjoining townhome development at Leland Lane from the R-1C zone to the R-1T zone (MAR-18-00021: JLG LAND CO.).

The development of this property has implications on the adjoining development on Sun Seeker Court, which was rezoned for single-family residential development in 2002 (MAR 2002-09). As a condition of the final subdivision plat, the Sun Seeker's access to Pasadena Drive is required to be closed at the time that the Hill N Dale Road and Eastway Drive connections are completed.

COMPREHENSIVE PLAN COMPLIANCE



The 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 AND OBJECTIVES

The applicant opines that their proposal is in agreement with the Goals and Objectives of the 2045 Comprehensive Plan. They state that the proposed redevelopment will increase the residential density of the area, and expand single-family attached development in an area predominantly characterized with single-family detached development (Theme A, Goal #1.b; Theme A, Goal #2.b). By completing the last sections of Hill N Dale Road and Eastway Drive the applicant opines they are improving the connectivity of the neighborhood (Theme A, Goal #3.b). While a vehicular connection between Hill N Dale Road and Pasadena Drive is not being proposed due to issues regarding meeting minimum access spacing standards, pedestrian connections are being shown that will allow pedestrians from within the Hill N Dale neighborhood to access Pasadena Drive from this site (Theme A Goal#3.e).

POLICIES

The applicant also provides a brief discussion of the Policies of the 2045 Comprehensive Plan that they opine are being met with this request, noting that the development will provide ample pedestrian and bike connectivity within the surrounding area (Theme A, Design Policy #1). The applicant further states that the request will provide additional variety in housing choice (Theme A, Design Policy #8), that will increase the density of the area in a context-sensitive manner (Theme A, Density Policy #2).

Staff agrees that the applicant's proposal is in agreement with the Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

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



an existing residential neighborhood, which the applicant is seeking to improve with additional housing units. Within the Enhanced Neighborhood Place-Type, the Low Density Residential Development Type is a recommended Development Type, and is in keeping with the scale of the detached single-family residential development in the area. The applicant's proposed Townhouse Residential (R-1T) zone is not a recommended zone for the chosen Place-Type and Development Type. The applicant opines that the zone provides for low density residential development with the added flexibility of attached townhome units and is consistent with the adjoining development.

Staff agrees that the applicant's chosen Place-Type, Development Type, and Zone can be appropriate at this location.

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals, Objectives, and Policies from the 2045 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Land Use

Overall, Staff finds that the request meets the requirements for Land Use, as the request increases density by increasing the number of dwelling units on an underutilized parcel (A-DN2-1), while providing for a more compact single-family attached housing type in an area primarily comprised of single-family detached residential development. (A-DN4-1).

2. Transportation, Connectivity, and Walkability

Staff finds that this request meets the requirements for Transportation, Connectivity, and Walkability, as the proposed development connects existing stub streets (A-DS13-1) to create additional connectivity for the subject property, as well as the adjoining neighborhood. The request expands upon the existing sidewalk network to provide new pedestrian connectivity between Hill N Dale Road, Eastway Drive, and Pasadena Drive.

3. Environmental Sustainability and Resiliency

B-PR7-1: Developments should be designed to minimize tree removal and preserve existing significant trees;
B-RE1-1: Developments should improve the tree canopy.

Following a site visit, the Urban Forester has indicated that the tree inventory map information is incorrect. The applicant should provide correct information on the current and proposed tree canopy coverage and explore options to retain and protect significant trees.

Otherwise, the request meets the remaining applicable criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR2-1).

4. Site Design

The request meets the requirements for Site Design, as the request provides connections to Hill N Dale Road, Eastway Drive, and Sun Seeker court that will improve connectivity and circulation for the subject property as well as the larger neighborhood (C-LI8-1).

5. Building Form

The request meets the requirements for Building Form, as the townhomes mirror the orientation of the adjoining development along Leland Drive and reinforce the proposed access drive (A-DS5-3).

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The proposed Townhouse Residential (R-1T) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will increase the residential density of the area, and introduce additional housing variety in an area predominantly characterized with single-family detached development (Theme A, Goal #1.b; Theme A, Goal #2.b).
 - b. By completing the last sections of Hill N Dale and Eastway Road, the proposal improves the connectivity of the Hill N Dale neighborhood (Theme A, Goal #3.b).
 - c. The expansion of the pedestrian sidewalk network will further connect the neighborhood and will encourage safe social interactions (Theme A, Goal #3.e)
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request will provide additional variety in housing choice (Theme A, Design Policy #8), that will increase the density of the area in a context-sensitive manner (Theme A, Density Policy #2).
 - b. The proposal improves the pedestrian system within the neighborhood by adding sidewalk facilities and connectivity to Hill N Dale Road, Eastway Drive, and Pasadena Drive (Theme A, Design Policy #1).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan, as follows:
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases density by increasing the number of dwelling units on an underutilized parcel, (A-DN2-1), while providing for a more compact single-family attached housing type in a primarily comprised of single-family detached residential development (A-DN4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development connects existing stub streets to create additional connectivity for the subject property, as well as the adjoining neighborhood (A-DS13-1). The request expands upon the existing sidewalk network to provide new pedestrian connectivity between Hill N Dale Road, Eastway Drive, and Pasadena Drive.
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1).
 - d. The request meets the requirements for Site Design, as the request provides connections to Hill N Dale Road, Eastway Drive, and Sun Seeker court that will improve connectivity and circulation for the subject property as well as the larger neighborhood (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the townhomes mirror the orientation of the adjoining development along Leland Drive and reinforce the proposed access drive (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00045: Vernon & Roxie Harris Property, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.