

**STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT**

**PLN-MAR-16-00011: LEXINGTON SENIOR HOUSING 2, LLC**

**DESCRIPTION**

<b>Zone Change:</b>	<b><u>Request</u></b>		<b><u>Acreage</u></b>	
	<u>From</u>	<u>To</u>	<u>Net</u>	<u>Gross</u>
	P-1	R-4	2.22	2.42
	B-1	R-4	<u>2.56</u>	<u>3.00</u>
		<b>TOTAL:</b>	4.78	5.42

**Location:** 4268 Saron Drive

**EXISTING ZONING & LAND USE**

<b><u>Properties</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Land Use</u></b>
Subject Property	P-1 & B-1	Vacant
To North	B-6P	Shopping Center
To East	P-1 & R-4	Medical Office & Single-Family Residential
To South	R-3	Duplex & Single-Family Residential
To West	R-4	Child Care Center & Assisted Living Facility

**URBAN SERVICES REPORT**

**Roads** – The subject property is located on the east side of Saron Drive at its intersection with Chas Drive. Saron Drive is a collector street that extends southward from Man o’ War Boulevard to the area through Veterans Park, and is generally located between West Hickman Creek to the west and Tates Creek Road (KY 1974) to the east. Chas Drive is a local street within the Pinnacle neighborhood that connects Saron Drive to Duval Street. Access is proposed along both Saron and Chas Drives for the proposed residential development.

**Curb/Gutter/Sidewalks** – Curb, gutters and sidewalks exist along both Saron Drive and Chas Drive. This development will need to complete the sidewalk system along its street frontage.

**Storm Sewers** – The subject property is located within the West Hickman watershed. The West Hickman Creek is located across Saron Drive, west of the subject site. A FEMA Special Flood Hazard Areas exists along the creek, but does not generally extend beyond the LFUCG greenway property. Stormwater issues have been documented at the intersection of Saron and Chas Drives during the past decade; however, stormwater improvements were completed associated with development of the assisted living facility west of this location.

**Sanitary Sewers** – The property is located within the West Hickman sewershed and is serviced by the West Hickman Wastewater Treatment Facility, located in northern Jessamine County, about two miles to the south of this location. Sanitary sewers currently serve the immediate area. If any improvements to these sewers are required to adequately serve the development of the property, the Engineering Manuals will need to be followed by the project engineer.

**Refuse** – The Urban County Government provides refuse collection to residences within this portion of the Urban Service Area on Mondays, although group residential developments oftentimes contract with private haulers for more frequent refuse collection.

**Police** – The property is located within Police Sector 3 and is served by the East Sector Roll Call Center. This police station is located on Centre Parkway, about 1½ miles to the northeast of the subject property.

**Fire/Ambulance** – Fire Station #22 is the closest fire station to the subject property, located about ½ mile to the south on Clearwater Way.

**Utilities** – All utilities, including electric, gas, water, telephone, and cable service are available to serve the subject property.

**COMPREHENSIVE PLAN AND PROPOSED USE**

The 2013 Comprehensive Plan’s mission statement is to “provide flexible planning guidance to ensure that development of our community’s resources and infrastructure preserves our quality of life, and fosters regional planning and economic development.” The mission statement notes that 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 Comprehensive Plan, as it relates to the proposed zone change, generally focuses on land use compatibility; well-designed neighborhoods; improving a desirable community; making the best use of land inside the Urban

Service Boundary for the protection of the surrounding rural areas; varied housing choices, and infill and redevelopment.

The petitioner proposes to construct 32 dwelling units (senior living cottages), for a residential density of 6.7 dwelling units per acre.

### **CASE REVIEW**

The petitioner has requested a zone change from a Professional Office (P-1) zone and from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) zone for about five acres of property, which is a portion of 4268 Saron Drive.

The subject property is located at the intersection of Saron Drive and Chas Drive, generally southwest of the intersection of Tates Creek Road and Man o' War Boulevard. Just to the north, across Chas Drive, is the Tates Creek South Shopping Center, which is anchored by a Wal-Mart Neighborhood Market store in a B-6P zone. East of the subject property is a new medical office building (P-1 zone), and to south and further to the east of the property are single-family and deluxe residential developments. A childcare center and an assisted living facility are located to the west of the subject property in an R-4 zone.

The subject property was part of a large zone change for the Joe Coons farm in 1990 from agricultural to the High Density Apartment (R-4) and Planned Shopping Center (B-6P) zones for the southwestern quadrant of the Tates Creek Road and Man o' War Boulevard intersection. The subject property underwent a zone change in 2001, changing from the R-4 zone to the P-1 zone, and again in 2011, changing the western half of site from the P-1 zone to the B-1 zone. The petitioner is now requesting that the entire site be returned to the pre-2001 R-4 zone in order to construct 32 one-story, senior living cottages, at a density of 6.9 dwelling units per acre. The senior living cottages are configured within nine one-story buildings as duplexes and four-plexes on the corollary development plan. The petitioner also owns the assisted living facility located across Saron Drive from the site and envisions the proposed cottages as an extension of that facility to allow for transitional housing opportunities.

The 2013 Comprehensive Plan focuses on general land use policies, such as land use compatibility; well-designed neighborhoods; improving a desirable community; and making the best use of land inside the Urban Service Boundary for the protection of the surrounding rural areas, but no longer utilizes a land use map.

The petitioner contends that the proposed rezoning is in agreement with the 2013 Comprehensive Plan and that it is compatible with the surrounding development and will serve as an excellent transition to and from adjacent uses, making it appropriate for the subject property. The petitioner cites several Goals and Objectives of the Plan as support for the requested zone change, including: expanding housing choices (Theme A, Goal #1); planning for housing that address market needs for all Fayette County residents, including, but not limited to mixed-use and housing near employment and commercial areas; supporting infill and redevelopment as a strategic component of growth, (Theme A, Goal #2); encouraging compact, contiguous and/or mixed-use sustainable development, as guided by market demand, to accommodate future growth needs (Theme E, Goal #1); and developing vacant and underperforming land within the Urban Service Area to safeguard rural land.

The staff agrees with the applicant's justification. The proposed housing type is not available in this portion of the Urban Service Area, thus it will allow for expanded housing choices. In addition, the housing will provide more options for seniors that do not require healthcare services and are fully independent, but would like to utilize the services that independent living facilities provide. The relationship with the assisted living facility across Saron Drive will allow residents a unique access to those facilities, when desired.

The property has been vacant for an extended period of time, with multiple zone changes made in the last 15 years. Each zone change was an attempt to improve potential development opportunities, none of which have come to fruition. The proposed residential development will put an underperforming site to good use, and the land use will serve as an excellent transition between the commercial uses to the north and the residential uses to the south and east.

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

1. The requested High Density Apartment (R-4) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
  - a. The Goals and Objectives of the Plan are supported by the requested zone change, including: expanding housing choices (Theme A, Goal #1); planning for housing that addresses market needs for all Fayette

County residents, including, but not limited to mixed-use and housing near employment and commercial areas; supporting infill and redevelopment as a strategic component of growth, (Theme A, Goal #2); encouraging compact, contiguous and/or mixed-use sustainable development, as guided by market demand, to accommodate future growth needs (Theme E, Goal #1); and developing vacant and underperforming land within the Urban Service Area to safeguard rural land.

- b. The proposed senior living cottage housing type, proposed as duplexes and four-plexes, is generally not available in this portion of the Urban Service Area; thus, it will allow for expanded housing choices. The proposed use will also provide housing options for seniors that do not require healthcare services and are fully independent, but would like to utilize the services that modern independent living facilities provide.
  - c. The property has remained vacant for an extended period of time, even with multiple zone changes made in the last 15 years in an attempt to improve potential development opportunities. The proposed residential development will put an underperforming site to use, and the development will serve as an appropriate land use transition between the commercial uses to the north and the residential uses to the south and east.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00020: Coons Property, Unit 11 (Highgrove Cottages – Independent Living Homes), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/WLS

10/5/2016

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