

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

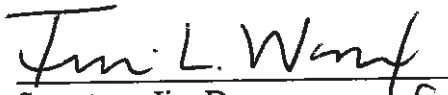
IN RE: PLN-MAR-18-00011: NORTH LEXINGTON HOLDINGS II, LLC - petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.49 net (0.75 gross) acre, for properties located at 912, 914, 916, and 918 N. Limestone. (Council District 1)

Having considered the above matter on **June 28, 2018**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in substantial agreement with the 2018 Comprehensive Plan, for the following reasons:
 - a. The 2013 Comprehensive Plan encourages expanding housing choices (Theme A, Goal #1); accommodating the demand for housing, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1b.); supporting infill and redevelopment opportunities (Theme A, Goal #2a); providing well-designed neighborhoods and communities, while expanding the opportunities for neighborhood character preservation (Theme A, Goal #3a). The proposed rezoning will allow this infill site to continue to be redeveloped. The subject site offers remodeled duplexes and triplexes as an alternative to single-family homes, while respecting the context, design, and character of the neighborhood.
 - b. The 2018 Comprehensive Plan encourages implementing innovative programs to facilitate sustainable development (Theme A, Goal #2d); promotes incorporating green infrastructure principles into new plans (Theme B, Goal #3c); supports the Complete Streets concept, which prioritizes a pedestrian-first design that accommodates the needs of bicycle, transit and other modes of transportation (Theme D, Goal #1a); and recommends upholding the Urban Services Area concept (Theme E, Goal #1b). The proposed rezoning and redevelopment project will use grant funds to implement sustainable stormwater facilities (green infrastructure) on the subject property, reducing flooding and stormwater run-off issues. The Complete Streets concept will be implemented by removing a curb cut and driveway, then replacing it with a pedestrian pathway into the development, and by providing bicycle parking areas adjacent to the vehicle parking lot.
2. The requested Planned Neighborhood Residential (R-3) zone is in substantial agreement with the Central Sector Small Area Plan (CSSAP), an adopted element of the 2013 Comprehensive Plan, for the following reasons:
 - a. The subject property is located within Sub-Area D of the CSSAP, and North Limestone has been targeted for building façade upgrades, which have already occurred on the subject properties, and streetscape improvements using sustainable solutions for drainage and flooding issues, which are proposed on the site (pg. 68 Recommendations).
 - b. The recent building façade upgrades and proposed streetscape upgrades will enhance the urban fabric (Principle #1).
 - c. The proposed investment in stormwater improvements will assist in the redevelopment of the site (Principle #2).
 - d. The four existing structures have already been preserved and fully remodeled, which will provide adequate and equitable housing (Principle #3), while maintaining the historic character of the area (Principle #4).
3. The requested Planned Neighborhood Residential (R-3) zone is appropriate for the subject properties and the existing Single Family Residential (R-1C) zone is not appropriate for the subject properties, because rezoning the properties to an R-3 zone would bring the multi-family non-conforming uses into conformance with the Zoning Ordinance.

4. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00048: AVON SUBDIVISION, BLK B, LOTS 1, 2, 44, & 45 (NORTH LEXINGTON HOLDINGS), 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 3rd day of August, 2018.


Secretary, Jim Duncan *for Jim Duncan*

WILLIAM WILSON
CHAIR

Note: The corollary development plan, PLN-MJDP-18-00048: AVON SUBDIVISION, BLK B, LOTS 1, 2, 44, & 45 (NORTH LEXINGTON HOLDINGS) was approved by the Planning Commission on June 28, 2018 and certified on July 12, 2018.

Note: A dimensional variance was approved to reduce the number of required parking spaces from 15 to 10, by the Planning Commission at this hearing.

K.R.S. 100.211(7) requires that the Council take action on this request by September 26, 2018.

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: (9) Berkley, Brewer, Cravens, Mundy, Owens, Penn, Plumlee, Richardson and Wilson

NAYS: (0)

ABSENT: (2) Bell and Forester

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-18-00011** carried.

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