

~~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 Goderwis, 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.

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

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.