

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-18-00021: JLG LAND CO.

DESCRIPTION

Zone Change: From: Single Family Residential (R-1C) zone
To: Townhouse Residential (R-1T) zone

Acreage: 0.885 net (1.021 gross) acres

Location: 375 Pasadena Drive

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1C	Vacant
To North	R-1C	Residential
To East	R-1C	Residential
To South	R-1C	Residential
To West	R-1C	Residential

URBAN SERVICES REPORT

Roads – Pasadena Drive is a two-lane collector street that connects Nicholasville Road to Harrodsburg Road. Pasadena Drive currently accommodates approximately 8,800 daily vehicle trips (DVT) in the immediate vicinity of the site. The subject property has frontage on the north side of the Pasadena Drive, as well as along the south side of Hill N Dale Road, which is a local street. Hill N Dale Road stubs into the adjacent property located to the east of the subject property. There is a potential future connection between Hill N Dale Road, Eastway Drive, and Sun Seeker Court once 363 Pasadena Drive is redeveloped.

Curb/Gutter/Sidewalks – Curb, gutters, and sidewalks are provided along Pasadena Drive. While curb and gutters are provided along Hill N Dale Road, sidewalk improvements will be required in order to meet local street standards.

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. The treatment plant is located four miles to the northwest. 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.

Refuse – The Urban County Government serves this portion of the Urban Service Area with refuse collection on Mondays.

Police – The nearest police station is located at the East Sector Roll Call Center on Centre Parkway, about 3.5 miles to the southeast of the subject property.

Fire/Ambulance – The nearest fire station (#12) is located approximately one mile northwest of the subject property, at the intersection of Southland Drive and Cherrybark Drive.

Utilities – Natural gas, telephone service, internet, electric, water, streetlights, and cable television are all available to the areas surrounding the subject property. All can easily be extended to serve the proposed development.

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 Plan's 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. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes to rezone the property to a Townhouse Residential (R-1T) zone in order to construct seven townhouses, for a residential density of 7.9 dwelling units per acre.

CASE REVIEW

The petitioner has requested a zone change from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone for approximately one acre of property, located along Pasadena Drive, across from the intersection of Pasadena Drive and Stone Road. The subject property is currently vacant and extends between Pasadena Drive and Hill N Dale Road.

The subject property is bounded on all sides by Single Family Residential (R-1C) zoning all of which is developed, except the adjacent parcel to the east. Townhomes have been constructed to the southeast of the property along Long Leaf Place and Broadleaf Lane located within a Townhouse Residential (R-1T) zone and a Planned Residential Neighborhood (R-3) zone. Additionally, the single family homes to the east of the subject property along Sun Seeker Court are in a Single Family Residential (R-1E) zone, and were constructed at a similar density to the proposed townhome development.

The petitioner proposes to rezone the property to a Townhouse Residential (R-1T) zone that utilizes a vacant piece of land situated between Pasadena Drive and Hill N Dale Road. The corollary development plan depicts seven units along the eastern edge of the property, with a proposed access easement extending through the property on the western edge, connecting Hill N Dale Road and Pasadena Drive. The townhomes are proposed to front on the connecting roadway, and will incorporate sidewalks on the townhouse side of the roadway.

The subject property was last rezoned during the 1969 zone map update to the existing R-1C zone. In 1967 the property was recommended for a future land use of Low Density Residential, which suggested housing at a density of 0-5 dwelling units per acre. During the update of the 2001 Comprehensive Plan, the future land use recommendation was changed in this area to recommend a Medium Density Residential land use, defined as residential units at a range of 5-10 dwelling units per net acre. Through the modification of the land use recommendation in 2001, the zoning of remnant pieces, as well as some of the larger lots along the Norfolk Southern Railroad property have been rezoned to allow for greater density and flexibility in dwelling type. The subject property represents one of those remaining remnant parcels with potential for development at a higher density than the existing zoning allows.

The petitioner opines that the rezoning of the subject property to the Townhouse Residential (R-1T) zone aligns with other land uses in this area and is in conformance with the 2013 Comprehensive Plan, as well as the adopted Goals and Objectives of the 2018 Comprehensive Plan. The petitioner indicates that the rezoning of the site will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1), and supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #1.b. and #2). Although a townhome development exists to the southeast of the subject property, the proposed townhomes will continue to diversify the variety of dwelling units within this portion of the Urban Service Area. Furthermore, the applicant contends that the development of the site will allow for greater vehicular and pedestrian connectivity from Pasadena Drive to Stone Road, as well as a connection between Pasadena Drive and Hill N Dale Road (Theme A, Goal #3 and Theme D). The connection between Pasadena Drive and Hill N Dale Road provides a long awaited

connection that allows for a greater emphasis on Complete Streets and will allow for greater vehicular and pedestrian flow between neighborhoods. The staff agrees with the applicant's justification and finds that the rezoning is in agreement with the Comprehensive Plan

The Staff Recommends: Approval, for the following reason:

1. The Townhouse Residential (R-1T) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans prioritize a mix of housing types and densities (Theme A, Goal #1), and recommend supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2, and Theme E, Goal #1).
 - b. The Comprehensive Plan also encourages maximizing development on vacant land within the Urban Service Area and promoting the use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.)
 - c. The proposed zone will allow for a slight increase in density, which may allow for a dwelling unit that is more affordable and complements the existing pattern of development pattern within the area, including those properties along Sun Seeker Court, Long Leaf Place and Broadleaf Lane. This proposed development will be compatible with the existing variety of housing, which will respect the context and design features of the area (Theme A, Goal #3.a.), and continue to diversify the variety of dwelling unit types within the immediate area.
 - d. The corollary development plan provides street connections to complete the network between Hill N Dale Road and Pasadena Drive. This will provide direct pedestrian access to Pasadena Drive in support of Theme D, Goal #1.a. This objective recommends support for the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
2. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00084: Rollie Bishop Carroll, Sr. 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.