

2. **LEXINGTON HABITAT FOR HUMANITY INC ZONING MAP AMENDMENT & LANCASTER & KEISER PROPERTY OF BELT LAND CO. ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00026: LEXINGTON HABITAT FOR HUMANITY INC** – a petition for a zone map amendment from a Neighborhood Business (B-1) zone, to a Planned Neighborhood Residential (R-3) zone, for 0.10 net (0.12 gross) acres, for property located at 712 Lancaster Avenue.

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.

This petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct a single-family residence in connection with the Habitat for Humanity non-profit organization. The proposal includes a 1,750 square-foot single-family residential dwelling, with a 286 square-foot attached garage and driveway access on to Lancaster Avenue.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested High Rise Apartment (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional affordable housing (Theme A, Goal #2).
 - b. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the East End Community Development Corporation neighborhood (Theme A, Goal #1.d).
 - c. By matching the existing setbacks and established pattern of single-family residential land use, the proposal respects the design and context of the surrounding area (Theme A, Goal #2.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed development meets Equity Policies #1 and #2 by increasing the supply of affordable housing within the community.
 - b. The proposed single-family residential development meets Design Policy #4 by providing development that matches the surrounding single-family residential context of this portion of Lancaster Avenue.
 - c. The proposed change to the Planned Neighborhood Residential (R-3) zone allows for the potential of higher density residential redevelopment of the parcel in the future, which meets Density Policy #2.
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 it will intensify an underutilized property in a manner that utilizes the existing topography, at a pedestrian friendly scale.
 - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape and has no impact on environmentally sensitive areas.
4. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00081 LANCASTER & KEISER PROPERTY OF BELT LAND CO** 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-22-00081: LANCASTER & KEISER PROPERTY OF BELT LAND CO. (2/26/23)*** - located at 712 LANCASTER AVENUE, LEXINGTON, KY
Council District: 1
Project Contact: Habitat for Humanity

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

Note: The purpose of this plan is to depict a single family home, in support of the requested zone change from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone.

The Subdivision Committee Recommended: Postponement. There are questions about compliance with Article 21 of the Zoning Ordinance

Should this plan be approved, the following conditions should be considered:

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and 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 preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Division.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Addition of all required information per Article 21 of the Zoning Ordinance.
10. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.10 net (0.12 gross) acres, for property located at 712 Lancaster Avenue. Mr. Crum conveyed that the applicant is seeking the Enhanced Neighborhood Place-Type and a Low Density Residential Development Type and that Staff was in agreement with those selections.

Mr. Crum highlighted the Preliminary Subdivision Plan, because it was more appropriate for this location, and allows more flexibility for their development. Mr. Crum concluded by stating that Staff was recommending approval for this application and he could answer any questions.

Staff Subdivision Presentation – Mr. Tom Martin oriented the Planning Commission to the location of the subject property, and stated that this land was originally platted in the 1890s. Mr. Martin indicated that the Subdivision plan was used because it simplifies the process to pull a permit off of the plat. Additionally, Mr. Martin highlighted the revised conditions and stated that the property is located within the Infill and Redevelopment Area, which will require additional standards for this single-family home. Mr. Martin concluded his presentation stating that Staff was recommending approval.

Commission Questions – Mr. Davis asked about the shared driveway, and the property line that was discussed in the Zoning Committee meeting, and if Staff was satisfied with the applicant's answer. Mr. Martin indicated that they were, and that the applicant could expand further.

Mr. Michler asked if it a zone change was necessary if there was a house on this lot prior to the application. Mr. Baillie stated that since the applicant demolished the existing structure, and the nonconforming use, that eliminates their ability to come back onto the site with the same structure.

Applicant Presentation – Huston Royster, representative for the applicant, stated that he was in agreement with Staff, and will make the necessary changes to the plan. He offered to answer any questions the Commission might have.

Action – A motion was made by Mr. Michler, seconded by Ms. Barksdale and carried 8-0 (Bell, Nicol, and Pohl absent) to approve PLN-MAR-22-00026: LEXINGTON HABITAT FOR HUMANITY INC for reasons provided by Staff.

Action – A motion was made by Mr. Penn, seconded by Mr. Davis and carried 8-0 (Bell, Nicol, and Pohl absent) to approve PLN-MJDP-22-00081: LANCASTER & KEISER PROPERTY OF BELT LAND CO with the 13 revised Staff conditions.