

# SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-23-00017 RED DRAW DEVELOPMENT, LLC.



## STAFF REVIEW

In the period following the October Subdivision and Zoning Committee meetings, the applicant met with staff to discuss the concerns described within the initial staff report and the comments received during the committee meetings. Since that time, the applicant has submitted updated information including a revised development plan and letter of justification.

The applicant submitted a revised site plan that altered the location of parking areas on-site. In addition, the revised letter of justification provides greater information on the plan's compliance with the Multi-Family Design Standards.

## DEVELOPMENT CRITERIA

The revised plan also addresses several of the Development Criteria previously identified by staff as requiring further clarification.

### 1. Site Design, Building Form and Location

*A-DS3-1 Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.*

Within the revised letter of justification, the applicant provides additional information regarding the Multi-Family Design Standards, including graphics detailing the proposed apartment design. These designs show a mixing of materials, with the applicant indicating articulation will be provided around the structures. The applicant states that while the proposed structures are taller than other existing structures in the vicinity, the drop in elevation on the subject property will mitigate the visual difference in height. The applicant has provided further information on the orientation of the structures, noting their relationship to the central amenities and central common open space. The applicant has removed the parking areas near the entrance on Liberty Road, converting it into additional usable open space.

*A-DS7-1 Parking should be oriented to the rear of the property for non-residential or multi-family residential development; A-DS5-3 Building Orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.*

The applicant has removed the parking area at the primary entrance to the site, and has replaced it with open greenspace. With that change, the proposed apartment structures are the primary visual focal point of the entrance to the development, and not the vehicular use area.

With the incorporation of these changes and expanded justification, staff now finds that the request meets the criteria for Site Design, Building Form, and Location as the proposal intensifies an underutilized property, demonstrates compliance with the requirements of the Multi-Family Design Standards, provides for new connections to adjoining development, and orients the parking to the interior of the development.

### 2. Transportation and Pedestrian Connectivity

Staff finds that the request meets majority of the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for interior pedestrian circulation, provides new connections to Paradise Lane, and provides direct access to transit via a sidewalk to the Liberty Road intersection with Fortune Drive.

### 3. Greenspace and Environmental Health

With the additional information regarding tree preservation being provided, staff now finds that the request meets the requirements for Greenspace and Environmental Health as the request does not impact any environmentally sensitive areas, and will increase the tree canopy present on site.

**STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:**



1. The proposed Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposed rezoning encourages the expansion of housing choices by providing for higher density residential development in an area characterized by detached and attached single-family residential uses (Theme A, Goal #1.b and c).
  - b. By developing an underutilized parcel of land within the Urban Service Area, the proposal supports goals relating to redevelopment and strategic growth (Theme A, Goal #2.a; Theme E Goal #1.e).
  - c. The proposal provides for safe social interactions by providing connections to development along Paradise Lane to the rear, as well as providing a sidewalk connection to the crossing at Liberty road (Theme A, Goal#3.b).
2. The proposal is in agreement with the Policies of the 2018 Comprehensive Plan for the following reasons:
  - a. The request provides sidewalk connections to the Liberty Road and Fortune Drive intersection, and the nearby transit stop along Fortune Drive (Theme A, Design Policies #1, 2, and 5).
  - b. The request complies with the requirements for the Multi-Family Design Standards (Theme A, Design Policy #3).
  - c. The development orients parking to the interior of the development (Theme A, Design Policy #7).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2018 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the proposal intensifies an underutilized property, demonstrates compliance with the requirements of the Multi-Family Design Standards, provides for new connections to adjoining development, and orients the parking to the interior of the development.
  - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for interior pedestrian circulation, provides new connections to Paradise Lane, and provides direct access to transit via a sidewalk to Liberty Road and Fortune Drive.
  - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the request does not impact any environmentally sensitive areas, and will increase the tree canopy present on site.
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.