

### 3. LEESTOWN VA HOUSING, LLLP ZONING MAP AMENDMENT & LEESTOWN VA HOUSING ZONING DEVELOPMENT PLAN

- a. PLN-MAR-17-00026: LEESTOWN VA HOUSING, LLLP (10/1/17)\*- petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 10.68 net and gross acres, for property located at 2250 Leestown Road (a portion of).

#### 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 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.

The Plan encourages infill, redevelopment, and adaptive reuse that respects the area's context and design features (Theme A, Goal #2a), providing well-designed neighborhoods (Theme A, Goal #3); protecting the environment (Theme B); working to achieve an effective and comprehensive transportation system (Theme D, Goal #1); providing for accessible community facilities and services to meet the health, safety, and quality of life needs of residents and visitors (Theme D, Goal #2); protecting and enhance natural landscapes that give Lexington its unique identity and image (Theme D, Goal #3); compact and contiguous development within the Urban Service Area (Theme E, Goal #1); and encourages development of vacant and underutilized parcels (Theme E, Goal #3). Additional policy statements in the Plan are also relevant to the proposed zone change request.

The petitioner proposes to develop the 10-acre site with a mixture of townhouses and multi-family residential units, and the associated off-street parking. The petitioner proposes a total of 50 dwelling units, for a residential density of 4.7 dwelling units per acre.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested High Density Apartment (R-4) zoning is in agreement with the 2013 Comprehensive Plan, for the following reasons:
    - a. The Goals and Objectives of the Plan encourage expanded housing choices, specifically safe, affordable, and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A, Goal #1c.). The project will be comprised of 50 dwelling units that are deed restricted for low income households, with preference given to military veterans.
    - b. Additionally, the 2013 Comprehensive Plan recommends infill, redevelopment, and adaptive reuse that respects the area's context and design features (Theme A, Goal #2a); compact and contiguous development within the Urban Service Area (Theme E, Goal #1) and encourages development of vacant and underutilized parcels (Theme E, Goal #3). The petitioner plans to adaptively reuse four structures on the VA Medical Campus and construct six new buildings to provide necessary housing for disadvantaged populations. The VA Medical Campus is not only "found land," but is considered underutilized based upon its vast acreage and abundant open spaces. There will be an opportunity in the future to increase the density of the underutilized subject property above the density currently proposed.
    - c. The Goals and Objectives recommend well-designed neighborhoods that include mixed-type housing (Theme A, Goal #3), which the petitioner is providing with a combination of townhouses and multi-family dwelling units.
    - d. The 2013 Comprehensive Plan Goals and Objectives encourage accessible community facilities and services to meet the health, safety, and quality of life needs of residents and visitors (Theme D, Goal #2). The proposed residential development will have direct access to services provided by the Veterans Administration, as well as access to educational services.
  2. This recommendation is made subject to approval and certification of PLN-MJDP-17-00076: Leestown VA Housing, 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-17-00076: LEESTOWN VA HOUSING (10/1/17)\* - located at 2250 Leestown Road.  
(EA Partners)

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property R-4; 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 parking, circulation, access, and street cross-sections.

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

4. Urban Forester's approval of tree inventory map.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Denote proposed detention areas on plan.
8. Denote height of building in feet on plan.
9. Addition of sidewalk connections to existing ones on Opportunity Way.
10. Addition of existing and proposed easements on plan.
11. Discuss necessary improvements to Opportunity Way.

Staff Zoning Presentation – Ms. Wade presented and summarized the staff report and recommendations for this zone change, and displayed photographs of the subject property and aerial photographs of the general area. She said the subject property actually fronts onto Opportunity Way, which is an access easement that divides the VA Medical Center from several other institutional uses. She said the applicant is proposing to develop 50 dwelling units, as low income housing for veterans. She said the applicant is proposing to re-use several of the existing buildings on the property, which were the former locations of medical facilities and staff living quarters and have been unoccupied since the 1980's.

Ms. Wade said the applicant contends that their application is in agreement with the 2013 Comprehensive Plan, Goals & Objectives. The proposed facility will connect with the VA hospital with sidewalks. She said that generally the VA would be exempt from the County's zoning regulations as a Federal entity, but because they are doing a long term lease to a separate entity, the zone change is required. She said the staff is in agreement with the applicant that this zone change proposal is compliant with the 2013 Comprehensive Plan and the Zoning Committee also recommended approval.

Development Plan Presentation – Mr. Martin presented a rendering of this preliminary subdivision and a preliminary development plan, which was displayed, and he also handed out an updated staff report (blue) to the Commission with revised conditions, as follows:

The Staff Recommends: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property R-4; 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 parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. ~~Denote: No building permit shall be issued unless and until a final development plan is approved by the Planning Commission.~~
7. ~~Denote proposed detention areas on plan.~~
8. ~~Denote height of building in feet on plan.~~
9. ~~Addition of sidewalk connections to existing ones on Opportunity Way.~~
10. ~~Addition of existing and proposed easements on plan.~~
6. 11. Discuss necessary Denote: Improvements to Opportunity Way shall be resolved at time of Final Development Plan.

Mr. Martin pointed out the existing and proposed buildings on the subject property. He said the applicant is proposing 50 units, with 101 bedrooms, associated parking, and a playground. He said the lot coverage and the floor area ratio are well below the maximum requirements in the zone. He also pointed out the proposed detention area.

Mr. Martin said there was one item that had a lengthy discussion, which was the improvements of Opportunity Way, mostly the safe pedestrian access to the neighboring schools. He said the staff is recommending that the appropriate level of improvements be resolved at the time of the final development plan. He addressed condition #6; and stated that street improvements address more than traffic and pedestrian movement; curb and gutter and stormwater are also areas of concern.

Applicant Presentation – Rory Kahly, representing the petitioner. He said the applicant is in agreement with the staff's recommendations and is available for questions.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action – A motion was made by Mr. Cravens, seconded by Ms. Richardson, and carried 10-0 (Penn absent) to approve PLN-MAR-17-00026: LEESTOWN VA HOUSING, LLLP, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Cravens, seconded by Ms. Richardson, and carried 10-0 (Penn absent) to approve PLN-MJDP-17-00076: LEESTOWN VA HOUSING, for the revised conditions provided by the staff.