

2. CLASSIC TRADITIONS, INC ZONING MAP AMENDMENT AND VERNON & ROXIE HARRIS PROPERTY DEVELOPMENT PLAN

- a. **PLN-MAR-24-00012: CLASSIC TRADITIONS, INC** – a petition for a zone map amendment from a Single Family Residential (R-1C) to Townhouse Residential (R-1T) for 2.114 net (2.214 gross) acres for property located at 363 Pasadena Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 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 is proposing the Townhouse Residential (R-1T) zone in order to construct an 11 unit attached townhome development, for a density of 5.2 dwelling units per acre. Access to the site is proposed as a private access easement that will connect to extensions of the public roadways at Hill N Dale Road and Eastway Drive.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Approval**, for the following reasons:

1. The proposed Townhouse Residential (R-1T) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will increase the residential density of the area, and introduce additional housing variety in an area predominantly characterized with single-family detached development (Theme A, Goal #1.b; Theme A, Goal #2.b).
 - b. By completing the last sections of Hill N Dale and Eastway Road, the proposal improves the connectivity of the Hill N Dale neighborhood (Theme A, Goal #3.b).
 - c. The expansion of the pedestrian sidewalk network will further connect the neighborhood and will encourage safe social interactions (Theme A, Goal #3.e).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request will provide additional variety in housing choice (Theme A, Design Policy #8), that will increase the density of the area in a context-sensitive manner (Theme A, Density Policy #2).
 - b. The proposal improves the pedestrian system within the neighborhood by adding sidewalk facilities and connectivity to Hill N Dale Road, Eastway Drive, and Pasadena Drive (Theme A, Design Policy #1).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan, as follows:
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases density by increasing the number of dwelling units on an underutilized parcel, (A-DN2-1), while providing for a more compact single-family attached housing type in a primarily comprised of single-family detached residential development (A-DN4-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development connects existing stub streets to create additional connectivity for the subject property, as well as the adjoining neighborhood (A-DS13-1). The request expands upon the existing sidewalk network to provide new pedestrian connectivity between Hill N Dale Road, Eastway Drive, and Pasadena Drive.
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1).
 - d. The request meets the requirements for Site Design, as the request provides connections to Hill N Dale Road, Eastway Drive, and Sun Seeker court that will improve connectivity and circulation for the subject property as well as the larger neighborhood (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the townhomes mirror the orientation of the adjoining development along Leland Drive and reinforce the proposed access drive (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00045: Vernon & Roxie Harris 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.

b. **PLN-MJDP-24-00045: VERNON & ROXIE HARRIS PROPERTY** (9/1/24)* - located at 363 PASADENA DRIVE, LEXINGTON, KY

Council District: 10

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict construction of 11 townhomes in support of the requested zone change from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone.

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

1. Provided the Urban County Council approves the zone change to R-1T; 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 inventory map.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Addition of proposed and existing easements.
8. Addition of building line setback on Pasadena Drive and Hill N Dale Road.
9. Modify driveway locations to achieve driveway pairing as required by Article 16-5(b)(3).
10. Discuss purpose of remnant tract north of Hill N Dale Road extension.
11. Discuss waiver of public street frontage and providing a vehicle turnaround onsite.
12. Discuss connection to adjoining townhouse development (Rollie Bishop Carroll Sr. Property).
13. Discuss timing of street connections.

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 Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone for 2.114 net (2.214 gross) acres for property located at 363 Pasadena Drive. Mr. Crum indicated that the applicant is seeking to construct an 11 unit townhome development within the Enhanced Neighborhood Place-Type and the Low Density Residential Development Type. Mr. Crum stated that Staff was in agreement with those selections.

Mr. Crum stated that there is currently one single family home on the property, and that the property is located at the end of a few stub streets including Eastway Drive, Hill N Dale Road, and Sun Seeker Court. Mr. Crum indicated that this neighborhood was developed in a piecemeal fashion at different times and those streets were meant to be connected at some point, as recommended by the Subdivision Regulations.

Mr. Crum showcased the development plan and stated that the proposed townhomes match the character of the low density development around them and noted that there would be no connection to Pasadena Drive due to safety concerns from a potential intersection there.

Mr. Crum mentioned the neighborhood meeting he attended the week previously and stated that most of concerns from the neighborhood stemmed from the connectivity and the stormwater retention.

Mr. Crum concluded stating that Staff was recommending approval of this application, and could answer any questions for the Planning Commission.

Commission Questions – Mr. Davis asked for clarification about the Sunseeker plat that Mr. Crum presented and asked if every owner had to agree to be amended today or when it was initially approved in 2004, and Mr. Crum indicated that it would be the owners today.

Mr. Michler asked what was the discussion about not connecting this property with Pasadena Drive and Mr. Crum indicated that since an increase in the number of units on the property is proposed and the way the site functions, there was no way to provide safe access spacing along Pasadena Drive. It is better to make this property connected internally to the neighborhood.

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

Development Plan Presentation – Ms. Cheryl Gallt oriented the Planning Commission to the location and characteristics of the subject property. Ms. Gallt stated that there would be the typical sign-off conditions and that the applicant would need to fix a few driveways to achieve driveway pairing, and there would be discussion of what to do with the open space on the property at the time of the final development plan.

Ms. Gallt concluded stating that Staff was recommending approval of this application, and could answer any questions for the Planning Commission.

Applicant Presentation – Matt Carter, engineer for the applicant, gave a brief history of the area and noted that the applicant purchased the property in August of 2023. Mr. Carter stated that per KRS 100, the property must be in compliance with the Comprehensive Plan. He stated that the planned connections to the previously mentioned streets ensure that they are. Mr. Carter mentioned the neighborhood meeting and stated the biggest concern was not wanting the connectivity that the Comprehensive Plan recommended and the Land Subdivision Regulations required.

Mr. Carter concluded by stating that are in complete agreement with Staff's recommendations and could answer any questions for the Planning Commission.

Commission Questions – Mr. Michler asked if Mr. Carter could speak to the orientation of the townhomes and what their goal was. Mr. Carter stated that the orientation was influenced by the orientation of a very similar townhome property that was just next to the property.

Mr. Michler also stated that given that a waiver would be necessary to provide a private access easement, he would like to see that the applicant is doing as much as possible establish good visual and aesthetic connections down the public streets.

Mr. Pohl stated that he had worries about the side of a garage facing Pasadena Drive, which would not be the most friendly possible façade design. Mr. Pohl further stated that the applicant hoped he would listen to the neighbors and the Planning Commission on how to make the frontage more appealing. Mr. Carter showed Mr. Pohl how the ends of the unit would look to hopefully alleviate his concerns.

Public Comment – Gail Lightner, 279 Clearview Drive, stated she had concerns with the potential connections, stormwater run-off, as well as these townhomes becoming short term rentals.

Jeff Schwab, 2445 Eastway Drive, stated he had concerns about cut through traffic because of these new connections, and that a traffic light on Eastway within six months.

Carla Rodriguez, 2509 Sun Seeker Court, stated she did not want Hill N Dale Road to be connected, and read a letter from Ms. Jessica Winters, their attorney, about their opposition to the application.

Steve Justus, 2424 Eastway Drive, stated he was against the roadway connections, and stated that the developers never placed signs up to say that this was a possibility. Mr. Justus requested a postponement because the neighborhood feels like this is moving too quickly.

Terry Ackerman, 2409 Eastway Drive, stated she was against this because the first set of townhomes are not completed yet and they have no idea how that will affect the neighborhood.

Jennifer Bailey, 2489 Eastway Drive, stated that she had concerns about the potential flooding that could take place, as well as the potential problems with the sanitary sewers.

John Hayes, 2322 Southview Drive, stated that connecting the streets would lead to properties losing value, asked the applicant to come up with different solutions so that the streets would not be connected, and affirmed Ms. Bailey's point on the potential flooding problems.

** Mr. Zach Davis left the meeting.*

Eric Spangler, 2489 Eastway Drive, stated he had concerns with the infrastructure such as the sanitary sewer, and requested a postponement.

John Straley, 258 Hill N Dale Road, is concerned about the safety of connecting these streets. He stated that people will use this as a shortcut and that this project would not improve the neighborhood.

Amy Clark, 428 Kastle Road, had concerns about the roadway connections and that the neighborhood would not have access to the closest collector street.

Applicant Rebuttal – Mr. Carter stated that he understood the neighbors' concerns but stated that the details they are discussing are better discussed at the time of a final development plan. Mr. Carter stated that when it comes to safety, connecting the stubbed roads is the best way to ensure the neighborhoods are safe and provide better response times for emergency situations.

Staff Rebuttal – Mr. Crum repeated Mr. Carter's assertion that the neighbors' concerns would be better suited for the final development plan discussion that will also take place in a public meeting. Additionally, Mr. Crum indicated it was important to look at the connectivity of how it will affect the neighborhood broadly and in the long term will lead to the dispersal of traffic. Mr. Crum also stated that just about every document when it comes to traffic management will tell you that increasing connectivity is generally considered a best practice.

Public Rebuttal – Amy Clark, 428 Kastle Road, stated that there was a large sinkhole on the site and asked for the Planning Commission to postpone the development plan so that these issues could be discussed further.

Staff Rebuttal – David Filiatreau, Traffic Engineering, stated that they encourage connectivity for the reasons provided previously and that most of the Hill N Dale Neighborhood already connects, so this is adding to that. Mr. Filiatreau stated that members of the neighborhood using neighborhood streets as cut through is a reasonable thing and he thought it was very unlikely that the end of Eastway would ever warrant a traffic signal.

Commission Comments and Questions – Mr. Michler asked Mr. Filiatreau what kind of tools the city has for traffic calming measures for new developments and Mr. Filiatreau stated that a study can be requested to see what potentially could be helpful. Additionally, Mr. Filiatreau stated that they are currently doing a Complete Street Revision and will be looking to incorporate more traffic calming elements in existing and future developments.

Ms. Worth asked what the typical time between a preliminary development plan and a final development plan. Ms. Wade stated that it depends, but generally between six months to two years. Ms. Worth told the crowd that none of this was in stone and they have plenty of time to help make sure the development works for everyone.

Mr. Wilson stated that he appreciated the crowd's patience, that the Planning Commission's job was to see if a zone change is appropriate using the Comprehensive Plan, and there will be plenty of time to shape the development plan in a way that works for the neighborhood.

Action – A motion was made by Mr. Wilson, seconded by Mr. Owens and carried 6-0 (Forester, Nicol, Johnathon, and Zack Davis absent) to approve PLN-MAR-24-00012: CLASSIC TRADITIONS, INC for reasons provided by Staff.

Action – A motion was made by Mr. Wilson, seconded by Ms. Barksdale and carried 6-0 (Forester, Nicol, Johnathon Davis, and Zack Davis absent) to approve PLN-MJDP-24-00045: VERNON & ROXIE HARRIS PROPERTY with the 11 conditions recommended by Staff.