

**SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT**

**MAR 2015-27: ANDERSON BRIDGEWATER, LLC**

**CASE REVIEW**

The petitioner has twice revised their corollary zoning development plan associated with this zone change request since the initial staff review in November 2015. The petitioner continues to propose development of a combination of townhouses and multi-family residential buildings, but most recently has reduced the total number of dwelling units from 209 units (and a density of 16.71 dwelling units per gross acre) to 183 units (density of 14.63 dwelling units per gross acre). The portion of the development between the FEMA floodplain and Chilesburg Road is significantly complete, with the exception of a new clubhouse. Within the northern portion of the property, between the FEMA floodplain and the adjoining Andover Hills subdivision, the petitioner now desires to construct multi-family residential all along the Jacobson Park boundary and townhouses along the Tucker Property and Andover Hills subdivision. A total of 120 apartment units and 63 townhouse units are proposed.

Although the petitioner contends that this request is both in agreement with the 2013 Comprehensive Plan and is more appropriate than the existing zoning for the subject property, the staff does not agree with this assessment. The petitioner has reduced the proposed density of the development; however, a density of 14.63 dwelling unit per acre is still not in agreement with the Expansion Area Master Plan's land use recommendation of EAR-1 land use and density. Further, the Expansion Area Master Plan also outlines design principles in the Community Design Element which were intended to establish a physical framework for future land use within this portion of the community (page 20 of the EAMP). The design principles state that neighborhoods should be linked together through greenways, trails, paths and roads (emphasis added); existing rural roads (such as Chilesburg Road) within the Expansion Area should be protected from incompatible development; and development should be organized around a series of greenways. These design principles are also incorporated in the Goals and Objectives of the 2013 Comprehensive Plan, including references to the Complete Streets concept for connectivity, and protecting the community's natural resources, such as greenways and creeks.

Although the proposed development does provide for a greenway connection through this area, no streets are proposed to stub into the Tucker Property to the northwest, as were previously approved for this location. Also, the proposal to locate townhouses along the Tucker and Andover Hills common boundaries creates a long parking lot at the terminus of a public street, and does not provide an adequate transition between land uses.

The current condition of Chilesburg Road and its status as a Rural Scenic Road, designated by the EAMP and the Zoning Ordinance, is inadequate to handle the proposed increase in density at this location. Chilesburg Road is not currently planned for any expansion or widening in order, at least in part, to maintain the rural, scenic nature of the immediate area. This presents a possible safety issue in terms of adding 145 new units to the area.

The proposed development also does not meet the Complete Streets concept, which includes the design and use of the right-of-way for vehicles, bicycles and pedestrians, as recommended by Theme D, Goal #1a. of the 2013 Comprehensive Plan, nor does it meet the Community Design Element of the Expansion Area Master Plan that calls for neighborhoods to be linked together. The site is proposed to have only one way in and one way out, and no stub streets into the adjoining Tucker property for 183 dwelling units, which does not adequately meet the public safety and access needs of Fayette County citizens.

Ultimately, the petitioner's revised proposal does not adequately address the roadway infrastructure needs of the area, the public safety of the proposed development or the need for a satisfactory land use transition to low density residential uses.

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

1. The proposed rezoning to an Expansion Area Residential-3 (EAR-3) zone is not in agreement with the Expansion Area Master Plan (for Expansion Area 2C), which is an element of the adopted 2013 Comprehensive Plan. High-density residential development was not envisioned for land that adjoined the

Urban Service Area boundary at that time (including the subject property), in order to respect the established residential neighborhoods, such as Andover Hills.

2. An adequate transition between land uses, specifically Andover Hills subdivision and the future Tucker Property development, has not been established to create a well-designed community as recommended by Theme A, Goal #3 of the 2013 Comprehensive Plan.
3. Chilesburg Road, an existing two-lane rural roadway, has been designated by the Expansion Area Master Plan and the Zoning Ordinance as a Rural Scenic Roadway, which is not to be improved. The existing roadway is inadequate to handle the proposed increase in residential density and traffic generation at this location.
4. The proposed development does not meet the Complete Streets concept, which includes the design and use of the right-of-way for cars, bicycles and pedestrians, as recommended by Theme D, Goal #1a. of the 2013 Comprehensive Plan, nor does it meet the Community Design Element of the Expansion Area Master Plan.
5. The site is proposed to have only one way in and one way out, and no stub streets into the adjoining Tucker Property for 183 dwelling units, which does not adequately meet the public safety and access needs of Fayette County citizens.
6. There have been no unanticipated changes of a physical, social or economic nature within the immediate area since the Comprehensive Plan was adopted in 2013 that would support an EAR-3 zone for the subject property.

TLW/BJR/WLS

11/30/2015, 2/4/2016 supp

Planning Services/Staff Reports/MAR/2015/MAR2015-27 supp.doc