

5. LEXINGTON SENIOR HOUSING 2, LLC ZONING MAP AMENDMENT & COON'S PROPERTY, UNIT 11 (HIGHGROVE COTTAGES – INDEPENDENT LIVING HOMES)

- a. PLN-MAR-16-00011: LEXINGTON SENIOR HOUSING 2, LLC – petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) zone for 2.56 net (3.0 gross) acres, and from a Professional Office (P-1) zone to a High Density Apartment (R-4) zone for 2.22 net (2.42 gross) acres or property, located at 4268 Saron Drive.

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 Comprehensive Plan, as it relates to the proposed zone change, generally focuses on land use compatibility; well-designed neighborhoods; improving a desirable community; making the best use of land inside the Urban Service Boundary for the protection of the surrounding rural areas; varied housing choices, and infill and redevelopment.

The petitioner proposes to construct 32 dwelling units (senior living cottages), for a residential density of 6.7 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) zone is in agreement with the 2013 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of the Plan are supported by the requested zone change, including: expanding housing choices (Theme A, Goal #1); planning for housing that addresses market needs for all Fayette County residents, including, but not limited to mixed-use and housing near employment and commercial areas; supporting infill and redevelopment as a strategic component of growth, (Theme A, Goal #2); encouraging compact, contiguous and/or mixed-use sustainable development, as guided by market demand, to accommodate future growth needs (Theme E, Goal #1); and developing vacant and underperforming land within the Urban Service Area to safeguard rural land.
 - b. The proposed senior living cottage housing type, proposed as duplexes and four-plexes, is generally not available in this portion of the Urban Service Area; thus, it will allow for expanded housing choices. The proposed use will also provide housing options for seniors that do not require healthcare services and are fully independent, but would like to utilize the services that modern independent living facilities provide.
 - c. The property has remained vacant for an extended period of time, even with multiple zone changes made in the last 15 years in an attempt to improve potential development opportunities. The proposed residential development will put an underperforming site to use, and the development will serve as an appropriate land use transition between the commercial uses to the north and the residential uses to the south and east.
 2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00020: Coons Property, Unit 11 (Highgrove Cottages – Independent Living Homes), 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-16-00020: COON'S PROPERTY, UNIT 11 (HIGHGROVE COTTAGES – INDEPENDENT LIVING HOMES) (12/01/16)* - located at 4268 Saron Drive. **(Rich Design Studios)**

Note: The purpose of this amendment is to rezone the property and develop an independent living homes.

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

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. Denote location of required 5' or 15' landscape buffer, per the zone-to-zone (P-1/R-4) requirements.
6. Addition of conditional zoning restrictions, on plan.

Staff Zoning Presentation – Ms. Wade summarized the staff report and recommendations of the proposed zone change. She said that this property originally had a zone change in the 1990's and a few more after that and is now proposing to return to R-4 zone.

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

Development Plan Presentation – Ms. Gallt presented the staff report on the development plan and said that there is a required landscape buffer between the proposed property and the neighboring P-1 property. She has passed out copies of a map displaying this buffer.

Petitioner Presentation – Kevin Rich, Rich Design Studios, was present representing the petitioner. He said that he believes the applicant is in agreement with the staff's recommendations.

Zoning Action – A motion was made by Ms. Richardson, seconded by Mr. Drake, and carried 9-0-1 (Penn abstained; Brewer absent) to approve PLN-MAR-16-00011: LEXINGTON SENIOR HOUSING 2, LLC, for the reasons provided by the staff.

Citizen Comments – There were no citizens present to comments on this application.

Development Plan Action – A motion was made by Ms. Richardson, seconded by Mr. Drake, carried 10-0 (Brewer absent) to approve PLN-MJDP-16-00020: COON'S PROPERTY, UNIT 11 (HIGHGROVE COTTAGES – INDEPENDENT LIVING HOMES), for the reasons provided by the staff.