

Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-20-00007: ANDERSON COMMUNITIES, INC.** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 8.62 net and gross acres, for property located at 3330 Todds Road (a portion of). (Council District 7)

Having considered the above matter on July 16, 2020, at a Public Hearing, and having voted 9-1 that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The requested High-Density Apartment (R-4) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. Goal A.1 is to expand housing choices. Objective A.1.a. encourages creativity and sustainability in housing development, and Objective A.1.b. prioritizes higher density and mixture of housing types. This development will allow housing for a needed segment, senior housing, and it will supply higher density housing in a sustainable fashion in this location.
 - b. Objective A.1.c. calls for safe and accessible housing to meet the needs of older and/or disadvantaged residents. This development directly answers that need. It supplies 260 units of elderly housing.
 - c. Objective A.1.d. calls for opportunities for higher density development. Goal A.2. calls for support of infill and redevelopment throughout the Urban Service Area as a strategic component of growth. Objective A.2.a. calls for identification of areas of opportunity for infill, redevelopment and mixed-use development. This project directly meets those criteria.
 - d. Objective A.2.b. and A.2.c. call for ensuring compatibility with existing urban form and incorporating green space and open space into the project. This development utilizes a step down of development, adequate open space and private walking trails and numerous connections to surrounding areas of the neighborhoods.
 - e. Goal A.4.c. calls for connecting the road network. This development extends Putter Lane by a public street to the connection with Todds Road. The development allows multi-modal options that de-emphasize single-occupancy vehicle dependents. The development has pedestrian and bicycle connections to other areas in the neighborhood, and it is anticipated that the senior facility will provide transportation to other areas of the community.
 - f. Objective D.1.b. calls for developing a viable network of accessible transportation alternatives for residents and commuters, including bicycles, walkways and ride sharing. This proposal has numerous connections for bicycles, walkways and ride sharing to both the neighborhood to the north, the neighborhood to the south, and to Todds Road.
 - g. The development complies with Goal E.1. and Objective E.1.d. by allowing development on vacant land within the Urban Service Area and development of unutilized land. It assists with goal E.3., maintaining the current boundaries of the Urban Service Area.
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The multi-family residential component will comply with the multi-family design standards. The continually varying wall planes, the step down in height, the use of multiple buildings instead of one large building and emphasis on screening surrounding uses are shown on the development plan. These design

- features will maintain an appropriate scale and context. Further details will be shown on the final development plan. A-DS3-1 and A-DS4-2.
- b. The project will have a pedestrian-friendly atmosphere to encourage residents to get outdoors. All buildings are connected by sidewalks or walkways. The ground floors of the three senior residential buildings connect directly to the Church. In addition, there are sidewalks or walkways to the neighborhoods to the north and the south, and there are walkways through the Church property, connecting to Todds Road to allow access to shopping to the north and the recently rezoned Andover Club building to the south. A-DS5-3 and A-DS5-4.
 - c. The parking is buffered by inward facing garage structures and landscaping. In addition, the development utilizes the reduced parking allowed for senior housing, three spaces for every four dwelling units. A-DS7-1 and A-DS7-2.
 - d. As focal points, this development uses an on-site clubhouse and social area (in the middle building), and in addition, The Baptist Church at Andover is immediately adjacent. The Andover Club building, which has been rezoned to allow a commercial restaurant and similar uses, is within a five-minute walk, utilizing the sidewalks and walkways which the developer will construct across the property of The Baptist Church at Andover. A-DS10-1 and A-DS12-1.
 - e. This infill residential development increases the density in the area. A-DN2-1.
 - f. The development will utilize setbacks, screening, spacing, varying wall planes and use of multiple buildings along the edges of the surrounding neighborhood. A-DN2-2.
 - g. This development is located near neighborhood focal points, including The Baptist Church at Andover and the Andover Club building. It is within walking and biking distance of other commercial areas including the Brighton area. A-DN4-1.
 - h. This property does not have environmentally sensitive areas. B-PR9-1.
 - i. Opportunities for green infrastructure, such as bio swales or pervious pavement, will be explored at the final development plan. B-SUI 1-1.
 - j. This site is blessed with walkable options, including walking to the Church immediately adjacent, walking or biking one-half mile to the commercial properties on Man-o-War Boulevard, including the Brighton Place Shoppes, which includes restaurants, or a shorter walk to the Andover Club. We are connected by walking and biking sidewalks and trails to the neighborhood to the immediate north and to the neighborhood to immediate south. C-LI6-1 and C-LI7-1.
 - k. This development minimizes parking requirements, by utilizing the reduced parking requirements for elderly housing. C-PS 10-2 and C-PS 10-3.
 - l. Adjacent stakeholders have been consulted, and input regarding screening, addition of single-family detached residences, and vehicular and pedestrian connections have been included in the plan as the result of the Placebuilder public participation process. D-PL 7-1.
 - m. Adequate utility easements will be provided. The senior apartments will have full communication services. D-SP3-1.
 - n. The proposal fully meets the requirement of intensifying underutilized properties and developing underutilized gaps within neighborhoods. E-GR9-4.
 - o. This development provides linkages to transit and to adjacent properties. The development provides sidewalk and walkway pedestrian and bicycle access to the bus lines which operate on Man-o-War Boulevard. In addition, the project is planned to provide van access to residents. Multi-modal connectivity is provided through sidewalks and walkways, for bicycle and walking paths, to the adjacent residential areas to both the north and the south, and to Todds Road. This development provides separation from vehicles through sidewalks and also through walkways which are not adjacent to roadways. A-DS1-2, A-DS4-1, A-DS5-1 and A-DSS-2.
 - p. This development connects with the neighborhood through sidewalk, bicycle, vehicle and van access to the adjacent church, shopping in Brighton Place Shoppes and nearby neighborhoods and the Andover Club building. A-DS10-2.

- q. Community centers are located within walking distance. In addition, walking paths are provide through the development. E-SU4-1.
 - r. The development provides a safe, separated multi-modal facility designed with the needs of seniors in mind. Some of the connectivity is provided by sidewalks adjacent to streets, and in addition on the southern portion of the property, there is a separate walkway to Todds Road which gives access to the Andover Club building. In addition, there are private walkways on the premises. D-CO 1-1, D-C02-1 and D-C02.
 - s. Stormwater detention will be provided on the lowest portion of the property. We have both private open space, including walkways on the premises, and we are accessible to other community functions through our connections to the sidewalks on Todds Road, and to the Andover Club site. A-DS4-3, A-EQ7-3, B-PR7-1 and E-GR3-1.
3. This recommendation is made subject to approval and certification of the accompanying preliminary development plan, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 14th day of August, 2020.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

Note: The corollary development plan, PLN-MJDP-20-00020: BAPTIST CHURCH AT ANDOVER PROPERTY was approved by the Planning Commission on July 16, 2020 and certified on July 30, 2020.

K.R.S. 100.211(7) requires that the Council take action on this request by October 14, 2020.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Richard Murphy, attorney.**

OBJECTORS

- Michael Galavotti, 3601 Brookgreen Circle

OBJECTIONS

- Doesn't agree that a five-story building is compatible with a residential neighborhood and that a development should not approved without meeting the building setbacks.

VOTES WERE AS FOLLOWS:

AYES: (9) Bell, Davis, de Movellan, Forester, Meyer, Nicol, Penn, Plumlee, and Wilson

NAYS: (1) Pohl

ABSENT: (0)

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for APPROVAL of PLN-MAR-20-00007 carried.

Enclosures: Application
Supplemental Justification
Plat
Staff Report
Supplemental Staff Report
Applicable excerpts of minutes of above meeting