

4. **AU ASSOCIATES, INC ZONING MAP AMENDMENT & NDC PROPERTY, UNIT 1A, LOT 11, UNIT 3 (WELLINGTON PARK) (AMD) ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00028: AU ASSOCIATES, INC (2/26/2023)*** – a petition for a zone map amendment from a Professional Office (P-1) zone, to a Planned Neighborhood Residential (R-3) zone, for 2.00 net (2.50 gross) acres, for property located at 410 Sporting Court (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 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 proposes the rezoning of a portion of the subject property to the Planned Neighborhood Residential (R-3) zone to allow for the construction of a three-story, affordable multi-family residential structure focused on serving Lexington's aging population. The proposed structure is planned to contain a total of 30 dwelling units, for a total density of 15 dwelling units per net acre.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals, Objectives and Policies, for the following reasons:
 - a. The proposed project will encourage expanded housing choices (Theme A, Goal #1), by offering additional housing options along the Reynolds Road corridor that are convenient to the various commercial opportunities, public parks, and social services in the area.
 - b. The proposed development will infill a current vacant portion of property and accommodate the growing demand for housing in Lexington by seeking a higher density residential building (Theme A, Goal #1.b; Theme A, Goal #2).
 - c. The proposed development will provide a well-designed neighborhood (Theme A, Goal #3) by focusing on a pedestrian first design and including activated entrances that improve pedestrian accessibility (Theme A, Goal #3.a & b).
 - d. The proposed development will meet the goals of providing safe and affordable housing options to meet the need of all peoples within Lexington (Theme A, Goal #1.c; Goal #2.d; and Equity Policy #2; Theme D, Support Policy #9).
2. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location. The site has been designed to emphasize connections to the existing development, minimize the visual impact of the provided parking areas, and reinforce the streetscape at along the proposed access easement. The proposed development will also directly tie into the adjacent Wellington Park. This request is also in agreement with the Multi-family Design Standards, as it provides a residential development with a pedestrian oriented design into an area that is primarily commercial in character.
 - b. The proposed rezoning meets the Transportation and Pedestrian Connectivity development criteria, as the proposal will activate the frontage of the proposed development and creates pedestrian connections throughout the site that allows for safe connections to the established pedestrian systems and transit stops.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it will increase tree canopy coverage through additional VUA screening, landscaping islands, and the requirements of the R-3 zone.
3. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00082: NDC Property Unit 1A, Lot 11, Unit 3 (Wellington Park)(AMD)**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

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

- b. **PLN-MJDP-22-00082: NDC PROPERTY, UNIT 1A, LOT 11, UNIT 3 (WELLINGTON PARK)** (2/26/23)* - located at 410 SPORTING COURT, LEXINGTON, KY
Council District: 9
Project Contact: Prime Engineering

Note: The purpose of this plan is to depict a multi-family residential building with 30 dwelling units, in support of the requested zone change from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone.

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

1. Provided the Urban County Council approves the zone change to R-3; 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 preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. United States Postal Service Office's approval of kiosk locations or easement.
7. Delete note #14.
8. Clearly denote lot coverage and floor area ratio per Article 21 of the Zoning Ordinance.
9. Delete setback and side yard reference, and label as landscape buffer.
10. Clarify proposed access easement and improve legibility of proposed/approved roadway.
11. Align proposed access with approved access easement at southwest corner of site.
12. Denote: Compliance with multi-family design standards shall be determined at time of the Final Development Plan.
13. Denote the transition/extension of the proposed access easement to Sporting Court should be determined at the time of the Final Development Plan.
14. Discuss Placebuilder criteria.

Staff Presentation – Mr. Hal Baillie 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 Professional Office (P-1) zone, to a Planned Neighborhood Residential (R-3) zone, for 2.00 net (2.50 gross) acres, for property located at 410 Sporting Court. Mr. Baillie stated that the applicant is seeking the Regional Center Place-Type and the Medium Density Residential Development and wants to develop affordable housing for seniors. Mr. Baillie indicated that this would be appropriate and that while the particular zone was not recommended by the Comprehensive Plan, the applicant provided an adequate justification for the incorporation of the R-3 zone in this case. He stated that Staff is recommending approval for this application.

Staff Development Plan Presentation – Mr. Martin oriented the Planning Commission to the location of the subject property and highlighted the revised conditions. Mr. Martin stated that the applicant was proposing to construct a multi-family residential structure with 30 dwelling units. He noted the access easement that is platted to provide access from Wellington Way, pointed out the locations of the dumpsters, and the parking lot location to the side of the structure. This will allow the dwelling units more direct access to the Wellington Park.

Mr. Martin indicated that the Planning Commission would see a Final Development Plan and renderings and stated that Staff is recommending approval and noted the conditions can be found on the agenda.

Applicant Presentation – Johan Graham, applicant, wanted to thank the Staff for their support and could answer any questions from the Planning Commission.

Action – A motion was made by Ms. Meyer, seconded by Ms. Barksdale and carried 8-0 (Bell, Nicol, and Pohl absent) to approve PLN-MAR-22-00028: AU ASSOCIATES, INC for the reasons provided by Staff.

Action – A motion was made by Ms. Meyer, seconded by Mr. de Movellan and carried 8-0 ((Bell, Nicol, and Pohl absent) to approve PLN-MJDP-22-00082: NDC PROPERTY, UNIT 1A, LOT 11, UNIT 3 (WELLINGTON PARK) with the 13 conditions.