

1. ANDERSON MIDTOWN APARTMENTS, LLC MAP AMENDMENT and AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC (1/4/26)*** – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue.

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.

Note: The petitioner is proposing to add a 40-foot-tall residential structure to the existing development, increasing the size of the residential development to 21,780 square feet of building size. The second residential building will accommodate 24 dwelling units, bringing the total to 48 units, for a density of 82 dwelling units per acre. As the proposed structure will be located within the existing parking lot, the overall number of parking spaces for the development will decrease from 40 to 28 motor-vehicle parking spaces and 4 bicycle spaces.

The Zoning Committee Recommended: Approval.

The Staff Recommended: Approval for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will reduce on-site parking, prioritizing multi-modal connectivity (Design Policy #7).
 - b. The site features pedestrian-friendly street patterns & walkable blocks in an area with excellent access to transit routes (Design Policy #2, Design Policy #5 and Connectivity Policy #3).
 - c. The proposed development will increase density while enhancing existing neighborhoods through context sensitive design (Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located near a grocery and other retail services (A-DS12-1). This proposal would convert an underutilized parking lot into higher density residential use along a transit corridor (A-DN2-1 & D-CO3-1).
 - b. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposal will preserve existing greenscape and trees (B-PR7-1) while increasing the utility of the existing impervious surface by converting a portion of the parking area to residential use (B-SU4-1).
 - c. The request meets the criteria for Building Form, as the applicant's proposal will minimize contrasts in design and scale to the surrounding context (A-DN2-2), while creating a pedestrian-friendly atmosphere through the building fronting on the intersection (A-DS5-3).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE)** 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. **VARIANCE** - As part of their application, the petitioner requests variances to 1) reduce the vehicle use area (VUA) screening from 8' to 5' adjacent to 415 Woodland Avenue, 2) reduce required property perimeter buffer from 8' to 5' adjacent to 415 Woodland Ave., 464 Euclid Ave., and a portion of 466 Euclid Avenue, 3) reduce the minimum vehicular use area interior landscape area from 10% to 5.1%, and 4) Increase the required distance between interior landscape areas from 90' to 110' and 125'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Approval**, of the requested variances for the following reasons:

1. Approval of the variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. This area has historically featured parking, and the overall size of the parking area is being reduced with this request.
2. The lot shape and the location of the site's existing parking area represent special circumstances unique to the subject property that justify the need for a variance.
3. Removing the existing parking present on the site to accommodate the required landscaping and buffers would unreasonably restrict the applicant's use of the property to provide additional housing.
4. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-4 zone, otherwise the requested variance shall be null and void.
- b. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
- c. Action of the Planning Commission related to the requested variances shall be noted on the Development Plan for the subject property.

- c. **PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE)** (1/4/26)*
– located at 401 WOODLAND AVENUE, LEXINGTON, KY

Note: The purpose of this plan is to depict a proposed 3-story multi-family residential building in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Depict or denote stormwater management. (ZO Art. 21-6(a)(9)) (Engineering)
2. Provide a minimum 8-foot landscape buffer between all adjacent R-2 properties as well as the VUA perimeter buffer. List VUA tree canopy required (30%) and VUA tree canopy provided. (ZO Art. 18-3) (Landscape)
3. Addition of common open space to open space exhibit. (ZO Art. 20-5e(2)) (Open Space)
4. Perimeter landscaping and VUA perimeter buffer will require a variance of ZO Art. 18-3(1) and 18-3(2)(d). (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela comments provided by the Division Engineering.

Plan Questions or Concerns:

1. Discuss stormwater management proposal. (Engineering)
2. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to R-4; 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.

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

4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation - Mr. Young oriented the Commission to the zone change request from the R-3 zone to the R-4 zone. He displayed ariel photographs of the project and described the zoning in the area. He indicated that applicant had chosen the Second Tier Urban Place-Type and the Medium Density Residential Development Type associated with the R-4 zone, as suggested in Placebuilder. He stated that the applicant had made some changes that required them to update their variance requests. Mr. Young stated that the staff and Zoning Committee recommended approval because the request is in agreement with the comprehensive Plan.

Commission Questions - Mr. Z. Davis asked about the public engagement. Mr. Young indicated that the applicant had held a neighborhood meeting, but there was no one in attendance.

Mr. Michler stated that, while this was a positive infill project, he hoped that future projects would be more mindful of the dumpster locations, specifically not placing them adjacent to sidewalks. Mr. Young agreed that it was not ideal, but a result of a difficult infill project.

Development Plan Presentation - Mr. Chaney oriented the Commission to the development plan. He pointed out the existing apartment building and the area for the proposed structure which would contain 24 more apartment units. He listed the conditions and the requirements that needed to be addressed.

Commission Questions - There was some discussion among the Commission and the Staff regarding documents on Accela and the recommendation of the Subdivision Committee. Ms. Wade clarified the misunderstandings.

Ms. M. Davis asked about the tree preservation notes. Mr. Chaney referred the question to the applicant.

Applicant Reply - Tony Barrett, Barrett Partners, Inc., was present to represent the proposed project. He stated that the condition of the trees on the plan would be evaluated and replaced, if necessary. He added that they would provide 30% tree canopy in the parking lot, as well as 30% tree canopy on the lot, as required by the zone.

Variance Request Presentation - Mr. Young described the various aspects of the variance requests regarding the perimeter buffer, minimum Vehicular Use Area (VUA), and required distance between interior landscape areas. He displayed a visual representation of the variance requests to help clarify the different details. He stated that Staff recommended approval of the variance requests.

Commission Questions - Ms. M. Davis asked about the conditions of the existing buffers on the parking lot side of the plan. Mr. Young replied that there is a 5' buffer, currently. Ms. M. Davis was concerned that the area was too small for trees to grow, and opined that the reduction of required buffers was too drastic.

Applicant Representation - Attorney Dick Murphy and Tony Barrett, were present to represent the applicant. Mr. Murphy stated that the current building had just been completely remodeled, but it would have been easier to develop this sight had they demolished this building so that they could meet all the current requirements. He stated that the variance requests would make the property more conforming to the requirements, and there would be more green space than what is there currently. He stated that the project would provide additional density, and would be within walking distance to campus and other amenities. He asked for approval.

Commission Comments - Ms. Worth stated that there was a large "parking lot pond" currently, and appreciated that this plan would improve the conditions.

Citizen Comments - Braden Stamper, UK student, supported the zone change and development plan. He said that this location was ideal for students like him because of its proximity to campus.

Action - Mr. Michler made a motion, seconded by Ms. Worth, and carried 10-0 (Nicol absent), to approve PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC, for the reasons given by staff.

Mr. Michler made a motion, seconded by Ms. Worth, and carried 9-1 (Nicol absent, M. Davis opposed), to approve the variances as requested by the applicant and recommended by staff.

Mr. Michler made a motion, seconded by Ms. Worth, and carried 10-0 (Nicol absent), to approve PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE), for the subject to the corrections listed and the seven conditions.