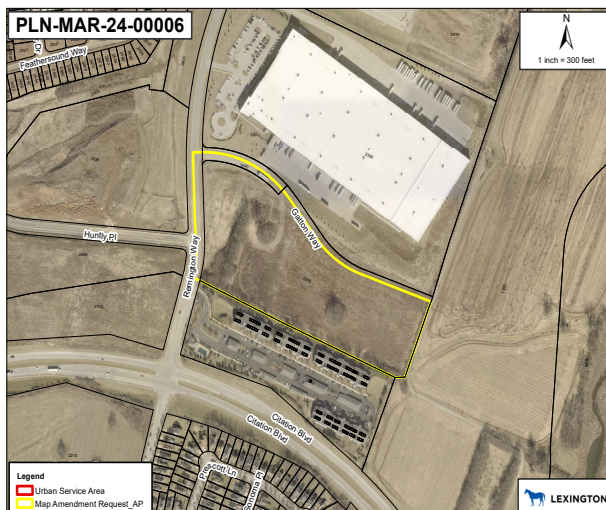


STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00006 DENTON FLOYD REAL ESTATE GROUP

DESCRIPTION OF ZONE CHANGE

Zone	From a Professional Office (P-1) zone
Change:	To a Medium Density Residential (R-4) zone
Acreage:	13.09 net (13.82 gross) acres
Location:	2350 Remington Way



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	P-1	Vacant
To North	I-1	Industrial
To East	P-2	Coldstream Campus
To South	R-3	Residential
To West	B-6P/R-4	Vacant

URBAN SERVICE REPORT

Roads - The subject property has frontage on Remington Way, a two lane collector roadway, well as Gattion Way, a partially constructed two lane local roadway that serves as access for the adjoining industrial use. As a part of this proposal, the applicant will be extending Gattion Way to connect to the Coldstream campus to the east.

Curb/Gutter/Sidewalks - Curb, gutter and sidewalks exist along the southern portion of Remington Way and along Citation Boulevard, but sidewalks are not currently present along the subject property's Remington Way road frontage. The portions of Gattion Way that have been constructed include sidewalk, curb, and gutter facilities. These facilities will be extended with the applicant's proposed continuation of Gattion Way.

Storm Sewers - The subject property is located within the Cane Run watershed. All on-site improvements required for the proposed redevelopment of the subject property will need to be constructed in accordance with the Division of Engineering's Stormwater Manuals. There are no known FEMA designated floodplains on the subject property or in this immediate area. The subject property is also located within the Royal Spring Aquifer Recharge Area, where special care is needed in order to better protect the aquifer, which supplies drinking water for Scott County.

Sanitary Sewers - The subject property is located within the Cane Run sewershed. The property is served by the Town Branch Waste Water Treatment Facility, located on Lisle Industrial Avenue, southeast of New Circle Road. The petitioner will need to secure Capacity Assurance Program approval prior to the final development plan being certified.

Refuse - The Urban County Government serves this area with refuse collection on Thursdays. Supplemental service may be required to serve the needs of the proposed development. This can be accomplished by contracting with private refuse collectors, if desired.

Police - The nearest police station is the West Sector roll call center on Old Frankfort Pike, located approximately three miles to the southwest, near the New Circle Road interchange.

Fire/Ambulance - The closest station is Fire Station #10 on Finney Drive, located approximately 1.6 miles south of the subject property.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and Internet are available in the area, and are able to be extended to serve the proposed development.

Transit - This area is served by the Lextran Route (#2), with outbound service present on Citation Boulevard.

Parks - Coldstream Park is approximately 0.20 miles southeast of the subject property, and Highlands Park is located approximately 0.3 miles to the south.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Professional Office (P-1) zone to the Medium Density Residential (R-4) zone in order to establish a multi-family residential development.

PLACE-TYPE

NEW COMPLETE NEIGHBORHOOD
Undeveloped areas designed to provide housing in a sustainable format. These areas should include neighborhood serving retail, services, and employment options, as well as town centers. Accessible greenspace, neighborhood focal points, and a multi-modal transportation network should be provided to add a sense of place and connectivity.

DEVELOPMENT TYPE

MEDIUM-HIGH DENSITY RESIDENTIAL
Primary Land Use, Building Form, and Design
Primarily multi-family units. Multi family units should compliment and enhance existing development through quality design and connections.
Transit Infrastructure and Connectivity
Access to these developments is typically through streets designated with the collector classification or above. Mass transit infrastructure should be provided along transit routes through collaboration with Lextran and bicycle and pedestrian facilities should be plentiful to provide multi-modal options.
Quality of Life Components
These developments should include intentional open space designed to fit the needs of area residents, and a variety of neighborhood serving commercial and employment uses.

PROPOSED ZONING



The intent of this zone is to provide for medium to medium-high density multi-family dwellings and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. The medium to medium-high density residential uses should be located along collector and arterial streets. Where lower density development occurs in this zone, it should be located along local streets. Adequate multi-modal connections should be available to all residents. Development should be in areas of the community where necessary services and facilities will be adequate to serve the anticipated population. Medium to medium-high density multi-family dwellings should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Medium Density Residential zone in order to establish a 280-unit multi-family residential development. The applicant's overall proposal includes the construction of seven (7) four story multi-family residential structures, for a residential density of 22.51 units per acre. Accompanying the residential structures are a proposed clubhouse/amenity area, and a total of 440 parking spaces.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has not provided any information regarding their public outreach efforts at this time. The applicant should further detail their outreach efforts for this proposal.

PROPERTY & ZONING HISTORY



The subject property was originally zoned Agricultural Rural (A-R) and historically operated as a part of Belmont Farm. Around the time of the development of Citation Boulevard in the early 2000s, the subject property was included in a large scale residential rezoning to the Planned Neighborhood Residential (R-3) zone (MAR-2001-33). In 2014, the property was rezoned to the current P-1 zone with the intent of establishing a professional office development that would act as a transition use between the residential uses that developed along Citation Boulevard, and light industrial development occurring further north (MAR-2014-3). While several of the industrial parcels further north along Remington Way have developed, the subject parcel has remained vacant.

COMPREHENSIVE PLAN COMPLIANCE



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.

GOALS, OBJECTIVES, POLICIES

The applicant opines that they are in agreement with the adopted Goals and Objectives of the 2045 Comprehensive Plan. The applicant states that the proposal will expand housing choices by providing a higher density multi-family residential use (Theme A, Goal #1.a). The applicant states that the request will provide a well designed community by providing multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b; 3.d). The applicant further opines that they are upholding the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e). By retaining and emphasizing the most significant trees on the subject property, the applicant opines that they are applying environmentally sustainable practices, and are protecting the site's natural resources and key features (Theme B, Goal #3.b). The staff agrees with these aspects of the applicant's proposal and that these Goals and Objectives of the 2045 Comprehensive can be met with the proposed development.

While the letter of justification submitted by the applicant did not include a discussion of the Policies of the Comprehensive Plan, staff has identified several policies that are being met with this request. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5). The applicant demonstrates compliance with the Multi-Family Design Standards (Theme A, Design Policy #3). The applicant continues and extends Gatton Way to the adjoining property, to provide for additional vehicular connectivity (Theme A, Design Policy #13), and the request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).

MULTI-FAMILY DESIGN STANDARDS

In the letter of justification, the applicant opines that the request is in agreement with the Multi-Family Design Standards. They state that the location of the apartment units were chosen to reinforce the street frontages along Gatton Way (SP.1), and that they are visible and accessible from the roadway. The applicant further opines that the pedestrian network encourages connectivity (SP.5), and that the site amenities are distributed throughout the site (SP.6). The applicant opines that the request meets the open space criteria by providing large, accessible green spaces (OS.1) that are centrally located (OS.2), and face the proposed apartment structures (OS.2). Finally, the applicant states they are in agreement with the architectural standards as the scale and size of the buildings are in line with the existing condominiums to the south (AD.2) a variety of building materials are proposed to generate visual interest, articulation is being provided on all sides of the structures (AD.8), and a large number of windows to make the spaces feel larger (AD.3 & AD.4). Overall, staff agrees that the request meets the majority of the Multi-Family Design Standards.

PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development.



Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the 2045 Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria. **Within the New Complete Neighborhood, both the Medium-high Density Residential Development Type and Medium Density Residential (R-4) zone are recommend. Staff agrees that the choice in Place-Type, Development Type, and zone can be appropriate at this location.**

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2045 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Land Use

Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).

2. Transportation and Pedestrian

Staff finds that this request meets the Development Criteria for Transportation and Pedestrian Connectivity. The proposed development provides a well connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10-1).

3. Environmental Sustainability and Resiliency

While the request meets the majority of the criteria for Environmental Sustainability and Resiliency, there was one criteria that warranted further discussion:

B-PR7-1 Developments should be designed to minimize and preserve existing significant trees.

According to the tree inventory map, the site contains a number of large, significant Burr Oak trees. While the largest of these trees are proposed to be retained as focal points for the community open space, four of the significant trees located on the western portion of the site are being shown to be removed with this development. While a tree protection plan is not required until the final development plan stage, staff recommends that the applicant explore opportunities to retain significant trees where possible.

Other than that concern, staff finds the request meets the majority of the remaining criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).

4. Site Design

Staff finds that this request meets the requirements for Site Design as it provides dedicated community amenities and programmable open green space for the development (A-DS9-1;A-DS9-2; D-PL4-1), and creates internal and external pedestrian connectivity (C-L18-1).

5. Building Form

While the request meets the majority of the criteria for Building Form, there is one criteria that warranted further discussion:

A-DS5-3: Building Orientation should maximize connections with the streets and create a pedestrian friendly atmosphere.

Apartment buildings “G” and “E” shown on the development plan have significant frontage on Gatton Way, but do not have any direct pedestrian connections to the road. Sidewalks should be provided from these buildings directly to the right of way to help further activate the street frontage and provide for more pedestrian friendly connections.

Staff finds the request meets the majority of the other applicable criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and sets an appropriate scale for development in this area (A-DS4-2).



PARKING DEMAND MITIGATION STUDY

Under the requirements of the newly adopted Parking and Landscaping Zoning Ordinance Text Amendment, all “Significant Developments,” or developments with over 5,000 square-feet of building coverage that require a Zoning Map Amendment, shall provide a Parking Demand Mitigation Study for the project that details the following information:

1. Review of national best practices for parking calculations for the project, including the current ITE Manual Parking ranges or the ranges produced by the ITEParkGen Report;
2. The anticipated parking demand for the project;
3. How the anticipated parking demand will be satisfied on-site or off-site;
4. The methods and strategies to be implemented in order to reduce vehicle trips by site users;
5. The methods and strategies to be implemented in order to promote transportation options by site users;
6. The projected mode share by site users from the utilization of the study’s strategies.

Within the applicant’s review of the parking demand, they have provided specific calculations based on the ITE manual for the proposed residential multi-family use. Based on the provided square footage, the ITE manuals project a peak demand of 336 spaces for the entire development. The applicant’s proposal of 440 spaces significantly exceeds this number. The applicant states that even with the multi-modal connections and facilities being provided, they anticipate that the majority of the trips to the site will be by car due to the project’s location. As such, they are seeking to provide approximately 1.5 parking spaces per dwelling unit to accommodate the development.

STAFF RECOMMENDS: 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 proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
 - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
 - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
 - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site’s natural resources and key features (Theme B, 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's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
 - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
 - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
 - d. The request increases residential density along Remington Way, a collector roadway (Theme A, 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. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
 - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.