

# SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-24-00004 RED DRAW DEVELOPMENT, LLC



## STAFF REVIEW

In the period following the March Subdivision and Zoning Committee meetings, the applicant submitted a revised letter of justification for their rezoning request. This letter incorporated information from the most recent Comprehensive Plan Update, and provided more robust descriptions of their plan's compliance with each of the required elements.

## POLICIES

Within the initial staff report, staff identified several policies of the Comprehensive Plan that required further discussion.

*Theme A, Design Policy #3: Multi-family residential development must comply with the Multi-Family Design Standards*

The applicant's revised letter of justification provides more information on how these criteria will be met. The design graphic shows a mixing of materials, with the applicant indicating articulation will be provided around all sides of the structures (AD.3; AD.8). The applicant states that while the proposed structures are taller than other existing structures in the vicinity, the drop in elevation on the subject property will mitigate the visual difference in height (AD.2). The applicant has provided further information on the orientation of the structures, noting their relationship to the central amenities and central common open space (SP.6; OS.1), as well as their reinforcement of the Liberty Road streetscape (SP.1). The rear parking areas are separated by landscaping and raised islands to break up their massing (SP.8; OS.5).

*Theme A, Design Policy #2: Ensure proper road connections are in place to enhance service times and access to public safety, waste management, and delivery services for all residences*

The revised letter of justification did not provide any further information regarding improvements to Paradise Lane. While primary access to the site is being derived from Liberty Road, improvements may still be necessary in order for emergency responders to effectively service the site. At the time of Final Development Plan, any necessary safety or pedestrian improvements to Paradise Lane will need to be resolved.

## PARKING DEMAND MITIGATION STUDY

In the previous staff report, staff asked for additional information regarding the increase in the parking relative to the previous development. The applicant did not elaborate as to why the parking rate increased, but opined that the development is not over parked, as proposed parking ratio of 0.89 parking spaces per bedroom was similar to the ITE Parking Generation Manual's recommended ratio of 0.8 spaces per bedroom. While there are no longer minimum parking requirements in the Zoning Ordinance, the applicant also opines that the proposed parking ratio is consistent with the minimum parking requirement of 0.90 parking spaces per bedroom that was historically required for multi-family residential development.

## DEVELOPMENT CRITERIA

The applicant has provided a revised justification that addresses the Development Criteria for the Enhanced Neighborhood Place-Type, and Medium Density Residential Development Type from the Placebuilder Element of the Comprehensive Plan.

### 1. Land Use

Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal increases density (A-DN2-1), and creates a development oriented around centralized community amenities and open space (E-ST8-2).

2. Transportation and Pedestrian

Staff finds that this request meets the majority of the Development Criteria for Transportation and Pedestrian Connectivity. The proposed development incorporates direct pedestrian linkages to the nearby transit stop (A-DS1-2), provides safe multi-modal connections to the surrounding development that will be further improved with planned improvements along Liberty Road (A-DS4-1), and orients their buildings and landscaping to provide a vertical edge along the project's Liberty Road frontage (A-DS5-2).

3. Environmental Sustainability and Resiliency

The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it does not impact environmentally sensitive areas (B-PR2-1), will increase the tree canopy present on-site (B-RE1-1), and the lighting provided will be shielded and located to avoid providing spillover lighting (B-PR10-1).

4. Site Design

Staff finds that this request meets the requirements for Site Design as it provides for centralized amenities and open space (A-DS9-1; D-PL10-1) and provides multi-modal connections to Liberty Road (C-LI8-1), and locates parking internally (A-DS-7-1).

5. Building Form

The request meets the criteria for Building Form, as the proposal is in agreement with the Multi-Family Design Standards (A-DS3-1), and is an appropriate increase in density from the single-family residential development present along Wilderness Road and Paradise Lane (A-DS4-2; A-DN2-2).

**STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:**



1. The proposed Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposed rezoning encourages the expansion of housing choices by providing for higher density residential development in an area characterized by detached and attached single-family residential uses (Theme A, Goal #1.b and c).
  - b. By adding additional dwelling units to a large 2.462-acre parcel, the request intensifies an underutilized piece of property (Theme A, Goal #1.a).
  - c. The development will provide for safe social interactions by providing connectivity to nearby transit stops and the surrounding neighborhoods (Theme A, Goal#3.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. The request provides sidewalk connections to the Liberty Road and Fortune Drive intersection, and the nearby transit stop along Fortune Drive (Theme A, Design Policies #1, 2, and 5).
  - b. The request complies with the requirements for the Multi-Family Design Standards (Theme A, Design Policy #3).
  - c. The development orients parking to the interior of the development (Theme A, Design Policy #7).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
  - a. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal increases density (A-DN2-1), and creates a development oriented around centralized community amenities and open space (E-ST8-2).
  - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides safe multi-modal connections to the surrounding development that will be further improved with planned improvements along Liberty Road (A-DS4-1), and orients their buildings and landscaping to provide a vertical edge along the project's Liberty Road frontage (A-DS5-2).
  - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), will increase the tree canopy present on-site (B-RE1-1), and the applicant has indicated that the lighting provided will be

- shielded and located to avoid providing spillover lighting (B-PR10-1).
- d. The request meets the requirements for Site Design, as it provides for centralized amenities and open space (A-DS9-1; D-PL10-1), and provides for pedestrian and multi-modal connections to Liberty 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 is an appropriate increase in density from the single-family residential development present along Wilderness Road and Paradise Lane (A-DS4-2; A-DN2-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00008: PLEASANT RIDGE SUBDIVISION LOT 127 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.