

2. LEXINGTON HABITAT FOR HUMANITY ZONING MAP AMENDMENT AND DELONG ADDITION LOTS 17, 18, AND 19 DEVELOPMENT PLAN

- a. **PLN- MAR-23-00014: LEXINGTON HABITAT FOR HUMANITY** (12/4/2023)* – a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.56 net (0.79 gross) acres for properties located at 220, 224, 226, 228 E. Seventh Street and 628 Maple Street.

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 is proposing the Planned Neighborhood Residential (R-3) zone in order to construct seven attached townhomes in connection with the Habitat for Humanity non-profit organization. The proposed dwelling units will be two-story units, with a total residential density of 12.5 units per acre. Each unit will have an individual rear driveways that will connect to Foster Alley to the rear.

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 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - g. The proposal will expanding housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units (Theme A, Objective #1.b).
 - h. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional housing (Theme A, Goal #2).
 - i. The proposal encourages safe interactions within the neighborhood by reinforcing the streetscape to create a more inviting and walkable pedestrian environment (Theme A, Goal #3).
 - j. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the area (Theme A, Objective #5.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's new single-family attached development product is in keeping with the scale and intensity of development in the surrounding area (Theme A, Design Policy #4).
 - b. The proposed development will increase the supply of affordable housing within the neighborhood (Theme A, Equity Policies #1 and #2).
 - c. The request will reinforce the Maple Avenue and E. Seventh Street streetscapes, resulting in a more walkable block (Theme A, Design Policy #5).
3. 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 as the request intensifies a series of underutilized parcels within the Infill and Redevelopment area, creates a safer pedestrian environment by removing parking areas along Maple Avenue, activates both road frontages, and locates parking to the rear of the development.
 - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape, will increase the overall tree canopy, and has no impact on environmentally sensitive areas.
4. This recommendation is made subject to approval and certification of PLN-MJSUB-23-00005 DELONG ADDITION, LOTS 17, 18, and 19 (AMD) prior to forwarding a recommendation to the Urban County

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

Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. **PLN-MJSUB-23-00005: DELONG ADDITION, LOTS 17, 18, and 19(AMD)** (12/4/2023)* - located at 220-228 E. SEVENTH STREET & 628 MAPLE AVENUE, LEXINGTON, KY

Council District: 1

Project Contact: Prime AE

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

Note: The purpose of this plan is to depict re-subdividing the property in support of the requested zone change from a Neighborhood Business (B-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, storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree protection area(s) and required street tree information.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace Planner's approval of the treatment of greenways and greenspace
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendation 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 a Neighborhood Business (B-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.56 net (0.79 gross) acres for properties located at 220, 224, 226, 228 E. Seventh Street and 628 Maple Street. Mr. Crum stated that the applicant was seeking to build a seven unit townhome development using the Enhanced Neighborhood Place-type and the Low Density Residential Development type. Mr. Crum stated that Staff was in agreement with the Development type and the Place-type.

Mr. Crum gave a brief history of the property, stating that the subject property was currently zoned B-1, but did not have a history of B-1 uses. Mr. Crum highlighted the surrounding properties noting that they were mostly residential. Mr. Crum displayed the subdivision plan and stated that the properties would be oriented towards Maple Avenue, except for Unit #7, which will have porch activation towards Seventh Street. Mr. Crum then highlighted the Goals, Objectives, and Policies of the Comprehensive Plan that were being met with this request.

Mr. Crum concluded his presentation stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Subdivision Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin stated that since this is a subdivision plan, there would be no final development plan associated with it. Instead, the applicant can construct any necessary improvements or utilities based on this plan.

Mr. Martin presented the subdivision plan, and reiterated what Mr. Crum stated previously, and that the Subdivision Committee had recommended approval.

Mr. Martin concluded his presentation by stating that Staff was recommending approval and could answer any questions the Planning Commission had.

Commission Questions – Mr. Michler asked if the parking area along the right-of-way near the property would remain at all, or if there would be places for cars to parallel park on the street. Mr. Martin stated that it was all going to be removed, but that he believed that the applicant would have to repair the right-of-way.

Mr. Michler also stated that he thought it would be a service for the city to evaluate whether we can expand on street parking on streets like Maple Avenue.

Applicant Presentation – Katie Beard, engineer for the applicant, stated that the applicant is excited, and hopeful for an approval to continue with this project. Ms. Beard indicated that the applicant is agreeable to the conditions and have been approved for the sanitary sewer capacity. Ms. Beard concluded her remarks by stating she could answer any questions from the Planning Commission.

Action – A motion was made by Mr. Wilson, seconded by Ms. Barksdale and carried 10-0 to approve PLN-MAR-23-00014: LEXINGTON HABITAT FOR HUMANITY, for reasons provided by Staff.

Action – A motion was made by Mr. Wilson, seconded by Ms. Barksdale and carried 10-0 to approve PLN-MJSUB-23-00005: DELONG ADDITION, LOTS 17, 18, and 19(AMD) with the 10 revised conditions provided by Staff.