

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2016-14: RICKETTS PROPERTIES, LLC

DESCRIPTION

Zone Change: From an Agricultural Urban (A-U) zone
To a High Density Apartment (R-4) zone

Acreage: 0.37 net (0.72 gross) acre

Location: 300 Lindenhurst Drive (a portion of)

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	A-U	Vacant
To North	R-4	Residential
To East	A-U & R-4	Vacant
To South	A-U	Vacant
To West	P-1	Residential

URBAN SERVICES REPORT

Roads – The subject property is located at the intersection of Lindenhurst and Palumbo Drives, where Yorkshire Boulevard makes a sharp 90-degree turn. Yorkshire Boulevard terminates and becomes Palumbo Drive at this intersection. With the exception of this property, all of the properties on Lindenhurst are currently developed as multi-family residential. Lindenhurst Drive, which is a relatively short cul-de-sac with a grassed and planted median near its intersection with Palumbo Drive, is classified as a local street. Yorkshire Boulevard and Palumbo Drive, on the other hand, are classified as collector streets. Yorkshire Boulevard provides a connection from Richmond Road (US25/421) southwest of the subject property to its intersection with Palumbo Drive. Palumbo Drive extends from this point in a northwesterly direction to East New Circle Road. The right-of-way of Yorkshire Boulevard also extends along the south side of the site.

Curb/Gutter/Sidewalks – Curbs, gutters and sidewalks exist along both Lindenhurst Drive and Yorkshire Boulevard.

Storm Sewers – The subject property is located within the East Hickman watershed. There is no FEMA Special Flood Hazard Area on the property, although there is floodplain within the vicinity, across Palumbo Drive. The corollary development does not depict any stormwater facilities on-site, but improvements will be required in compliance with the Division of Engineering Stormwater Manual for this 2 1/2 acre site.

Sanitary Sewers – The subject property is in the East Hickman sewershed, and is served by the West Hickman Wastewater Treatment Plant, located in northern Jessamine County. Sanitary sewers do not currently serve the property, and service will need to be extended to it at the time development occurs. The property is midway between two gravity mains, which will facilitate connection and service to the property, should it be redeveloped as desired.

Refuse – The Urban County Government serves this portion of the Urban Service Area with collection on Fridays. Apartment complexes sometimes contract with private waste haulers for more frequent service.

Police – The property is equidistant between the Central Sector Roll Call Center (on East Main Street in downtown) and the East Sector Roll Call Center (on Centre Parkway). Each is approximately three miles from the subject property.

Fire/Ambulance – The nearest fire station (#21) is located approximately 1/2 mile to the northeast, on Mapleleaf Drive.

Utilities – All utilities, including street lights, natural gas, telephone service, electric, water, and cable television are available to the subject property.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that 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 Plan also encourages infill, redevelopment and adaptive reuse that respects the area's context and design features (Theme A, Goal #2a), supports compact and contiguous development within the Urban Service Area (Theme E, Goal #16) and encourages development of vacant and underutilized parcels (Theme E, Goal #3).

The petitioner proposes a High Density Apartment (R-4) zone for the subject property in order to construct three 3-story apartment buildings with 72 dwelling units (120 bedrooms), yielding an overall residential density of 29.27 dwelling units per net acre.

CASE REVIEW

The petitioner has requested a zone change from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone for approximately $\frac{3}{4}$ acre located on the northeast side of Palumbo Drive, just south of its intersection with Lindenhurst Drive.

The subject property is a portion of 300 Lindenhurst Drive and is bounded on the north, northeast and west by Lindenhurst Drive and Steeple Chase Apartments (R-4 zone). To the southwest, the property adjoins Palumbo Drive/Yorkshire Boulevard and the Ashland Oil Company property now under development as the Valvoline Company Headquarters (in a P-1 zone). To the southeast, the property adjoins the Ivel White Property (A-U zone) that is not currently farmed; however, a small portion is used as a Golf Driving Range and Miniature Golf Course.

The applicant proposes to rezone a small portion of the existing property along the frontage with Palumbo Drive and Lindenhurst to match the zoning on the remainder of the property. This will allow construction of three 24-unit apartment buildings and associated off-street parking. Access is proposed along Lindenhurst Drive.

The 2013 Comprehensive Plan focuses on general land use policies, such as land use compatibility; well-designed neighborhoods; improving a desirable community; and making the best use of land inside the Urban Service Boundary for the protection of the surrounding rural areas. The Plan no longer relies upon a future land use map. However, the general concepts, policies and guiding principles of the Plan should always be considered.

The petitioner contends that the High Density Apartment (R-4) zone is more appropriate than the A-U zone, and is in agreement with the 2013 Comprehensive Plan. The majority of the property is already zoned R-4, and the rezoning of the remainder of the lot will allow it to be developed in a more cohesive and efficient manner. The petitioner cites Theme A, Goal #2a of the Comprehensive Plan, "identifying areas of opportunity ... that respect the areas context and design features wherever possible." The proposed expansion will not impact the adjoining residential land use, and the proposed development of the subject property will place underutilized land to a productive use in support of Goal #1a under Theme E. In addition, the petitioner states that the development complies with Goal #1b of Theme E as well by encouraging "compact, contiguous and/or mixed-use developments within the Urban Service Area.... to accommodate future growth needs." The staff agrees with the petitioner's justification.

The site remains an underutilized site, and the requested zone change will allow for it to be developed to its full potential, providing additional residential units for the community. The existing infrastructure and transportation network will support the proposed multi-family development. The future extension of Yorkshire Boulevard is expected to serve the future development of the White Property to the southeast of this site.

The Staff Recommends: Approval, for the following reasons:

1. The requested High Density Apartment (R-4) zone is in agreement with the 2013 Comprehensive Plan, as follows:
 - a. The Plan's Goals and Objectives recommend growing successful neighborhoods through expanded housing choices that address the market needs for all residents (Theme A, Goal #1, Obj. b.). The petitioner proposes an apartment development with 48 two-bedroom and 24 one-bedroom dwelling units, which should create a variety of new dwelling unit types in the immediate area that is expected to complement the existing neighborhood.
 - b. The Goals and Objectives encourage infill development throughout the Urban Service Area as a strategic component of growth for our community (Theme A, Goal #2). The petitioner proposes to increase the density of this parcel, as compared to the surrounding area, to 29.27 dwelling units per net acre.
 - c. The Goals and Objectives recommend identifying areas of opportunity for infill development that respects the area's context and design features (Theme A, Goal #2, Obj. a). The construction of additional apartments is consistent with the R-4 developments in the area and respects the existing character of the immediate area.
 - d. The proposed High Density Apartment (R-4) zone is compatible with the remainder of the property, as well as the adjacent land to the northwest of the subject property. Allowing the parcel to be in one zoning category will also permit a more consistent pattern of land use at this location.
2. This recommendation is made subject to approval and certification of ZDP 2016-47: Crestview Subdivision, Unit 1-B, Lot 16 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.