

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: **PLN-MAR-20-00011: GATEWAY LOFTS LEXINGTON** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, for 2.24 net (2.53 gross) acres, for property located at 1016-1024 S. Broadway. (Council District 3)

Having considered the above matter on **July 23, 2020**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The requested zone change from the Wholesale and Warehouse Business (B-4) zone to the Neighborhood Business (B-1) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will expand housing choice (Theme A, Goal #1) by accommodating the demand for housing in Lexington responsibly, and incorporating a mixture of housing types, prioritizing higher density housing types (Theme A, Goal #1.b). The proposed development provides a variety of dwelling units including 29 efficiency apartments, 203 one-bedroom apartments, and 25 two-bedroom apartments for a total of 257 dwelling units.
 - b. The proposed development will support Infill and Redevelopment throughout the Urban Services Area as a strategic component of growth (Theme A, Goal #2) with a development that will respect the context and design features of the area's surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form (Theme A, Goal #2.b). The Area Character and Context study provides greater detail regarding how the project will be compatible with the existing urban form.
 - c. The proposed development will provide a well-designed neighborhood and community (Theme A, Goal #3) by focusing on pedestrian mobility to the nearby amenities, including the shopping area to the south, while also connecting to other nearby uses and to transit routes (Theme A, Goal #3.b).
 - d. The proposed rezoning and associated development will protect the environment by reducing Lexington-Fayette county's carbon footprint (Theme B, Goal #2), by providing multi-family housing serving diverse prospective tenants who can walk to employment, healthcare, education, dining and entertainment uses.
 - e. The proposed development preferences bicycle, pedestrian, and transit routes through the incorporation of new infrastructure (bike parking and transit shelter), prioritizing multi-modal options that deemphasize single-occupancy vehicle dependence (Theme B, Goal #2.d).
 - f. The proposed redevelopment will cause minimal disruption of natural features (Theme A, Goal #3.c), while also upholding the Urban Service Area concept (Theme E, Goal #1) by redeveloping existing underutilized corridors (South Broadway) (Objective E, Goal #1.c), and allowing development of an underutilized parcel on a major corridor (Objective E, Goal #1.d). The proposed redevelopment of the site will not impact any natural features.
2. 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 Location as the site creates a residential development that supports pedestrian mobility, while also providing cross access to surrounding amenities and job opportunities. The development will help to intensify the land use along South Broadway, a major urban arterial roadway.

- b. The proposed rezoning includes safe facilities for the potential users, through the incorporation of enhanced pedestrian facilities along South Broadway and Virginia Avenue, that provides safe and easy access to transit stops. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, and limits the impacts on the surrounding environment. The proposed development also allows for added street trees and internal tree canopy coverage, while also reducing impervious surfaces on the subject property.
3. This recommendation is made subject to approval and certification of PLN-MJDP-20-00028: Gateway Lofts (Grogan & Grogan), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 14th day of August, 2020.



 Secretary, Jim Duncan

LARRY FORESTER
 CHAIR

Note: The corollary development plan, PLN-MJDP-20-00028: GATEWAY LOFTS (GROGAN AND GROGAN) was approved by the Planning Commission on July 23, 2020 and certified on August 6, 2020.

K.R.S. 100.211(7) requires that the Council take action on this request by October 21, 2020.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Richard Murphy, attorney.**

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (9) Bell, Davis, de Movellan, Forester, Meyer, Nicol, Plumlee, Pohl, and Wilson

NAYS: (0)

ABSENT: (1) Penn

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-20-00011** carried.

Enclosures: Application
 Supplemental Justification
 Plat
 Staff Report
 Supplemental Staff Report
 Applicable excerpts of minutes of above meeting