

SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-21-00003: WYNNDALE DEVELOPMENT, LLC



STAFF REVIEW

As outlined in the initial staff report and discussed during the April Subdivision and Zoning Subcommittee meetings, there were several overriding concerns regarding the proposed rezoning for a portion of the property located at 1100 Armstrong Mill Road. These concerns included safe vehicular and pedestrian movement from the proposed development to Armstrong Mill Road, agreement with the Development Criteria for the Enhanced Neighborhood Place-Type and the Medium Density Residential Development Type, and agreement with the Armstrong Mill West Small Area Plan. Each of these concerns were related to the Goals and Objectives of the Comprehensive Plan, but also focused on safety requirements when proposing to develop along a floodplain and within close proximity to a floodway. Since the committee meetings, the applicant's team has met with staff from the Divisions of Planning to discuss the areas of potential conflict and seek remedies, which would allow for the best possible solution for the Urban County.

Following continued discussion with staff, the applicant has submitted new materials to address those areas of concern. The applicant had previously provided information regarding potential modifications to the floodplain, which would raise the elevation of the access point above the elevation that would be impacted by the potential flooding during the 100-year storm event.

Also, included in the supplemental documentation is an architectural rendering of the proposed developments exterior, which seeks to provide greater information as to the Architectural Design, associated with the Multi-family Design Standards (A-DS3-1). While the documentation does not describe the Site Planning and Open Space Standards, the associated preliminary development plan does address many of staff's concerns with these elements. The development plan depicts multiple access points into the structures, articulated front wall plains, and fenestration along the ground floor (A-DS5-3, A-DS5-4). Additionally, as depicted on the updated preliminary development plan, the applicant provided more detail as to how they propose to provide direct and safe access to the shared-use trail that is located along the floodplain, which acts as the applicants open space (A-DS1-2, D-CO2-1, D-SP6-1).

Within the supplemental information submitted by the applicant, there is greater clarification regarding the tie between the proposed rezoning and the Armstrong Mill West Small Area Plan. The applicant has modified their language regarding their agreement with SAP Goal #3, which is focused on the availability of affordable housing and owner occupancy. They state that they are unable to meet the goal of affordability, due to the restrictions and site development complications caused by the floodplain. The staff understands the restrictions of the site and that the applicant will not be able to achieve this goal.

The status of the shared-use trail, that is depicted along the floodplain, is of particular interest for staff, specifically pertaining to the continuity between the applicant's justification for the zone change, what is depicted on the preliminary development plan, and the agreement with the Armstrong Mill West Small Area Plan. SAP Goal #2 stresses the need to improve circulation of users by focusing on improved connectivity, alternative transportation infrastructure, and increased safety of streets. Within the letter of justification, the applicant relies heavily on the interconnectivity of the site. This specific focus on infrastructure is also tied to the applicant's justification for agreement with Theme A, Goal #3.b. The applicant states that they are providing connections to the shared-use trail and connecting to the greenway. The associated development plan depicts two delineated access points to the greenway and the shared-use trail. These connections to the site and the construction of the trail meet the goals of the Armstrong Mill West Small Area Plan and shows greater agreement with the Comprehensive Plan. While the specific location of the share-use trail will be determined at the time of the final development plan, due to the description of the trail by the applicant and the inclusion of the trail as part of the applicant's open space, the construction of the trail is an essential element regarding the justification for agreement with the Armstrong Mill West Small Area Plan, as well as the 2018 Comprehensive Plan.



With the inclusion of the color rendered plan view, the architectural renderings, the lighting study, and the tree canopy diagram, the applicant has been able to demonstrate agreement with the Development Criteria for the Corridor Place-Type and the Medium Density Residential Development Type.

The applicant opines agreement with the adopted Goals and Objectives of the 2018 Comprehensive Plan. They state that the proposed rezoning will grow successful neighborhoods (Theme A) by expanding housing choices by accommodating the demand for housing in Lexington responsibly, prioritizing a higher density development and allowing for a mix of housing types (Theme A, Goal #1.a). The proposed development also seeks to support infill and redevelopment (Theme A, Goal #2) by developing a residential land use on a parcel that is currently vacant, while also providing a well-designed neighborhood and community (Theme A, Goal #3) that integrates multi-family residential development within the established mixed-type housing area. Finally, the applicant indicates that by including multi-family residential on vacant land they are reducing pressure on the Urban Service Area boundary (Theme E, Goal #1.a).

Additionally, the new information provided by the applicant also addresses several other aspects of the 2018 Comprehensive Plan, which were not described with their initial submission. The documentation shows how the applicant is working to achieve an effective and comprehensive transportation system (Theme D, Goal #1) by prioritizing a pedestrian-first design (Theme D, Goal #1.a), with the inclusion of safe pedestrian access to the property and to the shared-use trail. This also allows for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation (Theme A, Goal #3.b) by providing a safe and more accessible link to the proposed enhanced pedestrian infrastructure.

In review of the original submission of the applicant's materials and the updated materials, staff can now find that the proposed rezoning is in agreement with the 2018 Comprehensive Plan.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning will grow successful neighborhoods (Theme A) by expanding housing choices by accommodating the demand for housing in Lexington responsibly, prioritizing a higher density development and allowing for a mix of housing types (Theme A, Goal #1.a).
 - b. The proposed development also seeks to support infill and redevelopment (Theme A, Goal #2) by developing a residential land use on a parcel that is currently vacant, while also providing a well-designed neighborhood and community (Theme A, Goal #3) that integrates multi-family residential development within the established mixed-type housing area.
 - c. The proposed rezoning will achieve an effective and comprehensive transportation system (Theme D, Goal #1) by prioritizing a pedestrian-first design (Theme D, Goal #1.a), by providing safe pedestrian access to Armstrong Mill Road and the shared-use trail.
 - d. The proposed rezoning allows for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation (Theme A, Goal #3.b) by providing a safe and more accessible link to the proposed enhanced pedestrian infrastructure and improving the safety of the access drive to Armstrong Mill Road.
 - e. The proposed rezoning addresses the goal of absorbing vacant and underutilized land within the Urban Service Area (Theme E, Goal #1.a), and accommodating the demand for housing in Lexington responsibly, prioritizing a higher-density housing type.
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 allows increased residential options, provides for safe pedestrian mobility and provides amenities for both residents and the surrounding community. In addition, the development will meet the Multi-Family Design Guidelines.
 - b. The proposed rezoning includes safe facilities for the potential users of the site by enhancing the pedestrian facilities to Armstrong Mill Road and the shared-use trail. The proposed development is also providing safe and clear access to the building. 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 minimizes the impact on the floodplain, while adding needed density to the Urban Service Area.
3. The proposed rezoning is in agreement with the Armstrong Mill West Small Area Plan, for the following reasons:
 - a. The proposed development will improve circulation of users by focusing on improved connectivity, alternative transportation infrastructure, and increased safety of streets (SAP Goal #2).
 - b. The proposed development will improve neighborhood safety and security, (SAP Goal #1) by reducing vacant land, increasing the lighting of the area, and "providing eyes on the street."
 - c. The proposed rezoning will maintain the character of the neighborhood form and enhance areas in need of improvement (SAP Goal #4), by redeveloping a large vacant lot.
4. This recommendation is made subject to approval and certification of PLN-MJDP-21-00011: LFUCG, Millcreek Subdivision, Unit 3 & Jonestown, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.