

CONDITION AMENDMENT JUSTIFICATION

3743 Red River Road Ordinance No 145-2017

The proposed development is located on the south side of Red River Drive and in the River Park neighborhood. The applicant previously received approval for the requested zone change in Ordinance No 145-2017 in order to re-purpose the existing structures for an assisted living facility, medical offices, adult and child care centers, and a community center, and build new structures for medical offices and senior housing on the site. The zone change approval included an Other Use Restriction, which limited the R-4 zoned land to a maximum of 60,000 square feet of total floor area.

The Lexington-Fayette Urban County Council and the Urban County Planning Commission agreed the R-4 zone change request was in substantial agreement with the 2013 Comprehensive Plan, and the Armstrong Mill West Small Area Plan. The proposed development expanded housing choices to meet the needs of a disadvantaged and older population and meet the healthcare needs of the citizens of Fayette County, fulfilling Theme A, Goal #1c and Theme D, Goal #2 of the Comprehensive Plan. The proposed development reuses the vacant Blue Grass Baptist School site and encourages ageing in place, achieving Theme A, Goal #2 of the Comprehensive Plan. The proposed development creates an incidental office use that provides services for all ages as part of a community center, which improves access to medical services, accomplishing Goal #5 of the Armstrong Mill West Small Area Plan.

The applicant originally proposed 3 separate buildings and a community food garden, totaling 27,300 square feet. The new development proposes a 4 story building, totaling 46,315 square feet. The proposed modular building will utilize innovative materials and building techniques and will be first modular senior housing development in the state. The proposed modular development will maintain the same approved use and is compatible with the existing and projected future development of the area. The proposed development also includes a 1,385 square foot greenhouse, which is included into the maximum total floor area of the site. The proposed development also includes a dog park, front lawn, raised planting bed area, covered lounge, rainwater harvest tank, and a sidewalk connection to River Hill Park. The site design remains the same and will provide two points of access off Red River Drive, as previously approved.

The proposal to modify the maximum square feet of total floor area in the R-4 zoned land is in conformance with the Comprehensive Plan and Armstrong Mill West Small Area Plan. The applicant is not disturbing the existing developments and is only requesting an amendment from the condition, which will allow the applicant to offer an innovative modular building for senior housing to the community.