

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-17-00034: CHRIS AND JENNA WALKER

DESCRIPTION

Zone Change: From an Agricultural Urban (A-U) zone
To a Single Family Residential (R-1D) zone

Acreeage: 0.53 net (0.64 gross) acres

Location: 4907 Tates Creek Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	A-U	Vacant
To North	R-1E	Single Family Residential
To East	R-1T & R-3	Duplexes & Multi-Family Residential
To South	R-4	Single Family Residential
To West	A-U & R-1E	Church & Single Family Residential

URBAN SERVICES REPORT

Roads – Tates Creek Road (KY 1974) is a major arterial roadway that connects Jessamine County to downtown Lexington. At its intersection with Saron Drive and Hartland Parkway, the cross-section is six-lanes wide, with four through lanes and two turn lanes. The current traffic volume is about 9,500 daily vehicle trips in this portion of the Urban Service Area. Saron Drive is a major collector street that runs between Man o’ War Boulevard (to the north) and Tates Creek Road (to the east). The subject property is located in the northwestern corner of the intersection of Tates Creek, Saron Drive and Hartland Parkway, with frontage along both Tates Creek Road and Saron Drive. It was formerly occupied by a driveway to an agricultural tract further to the southwest (Scowby Property), which was removed when the Urban County Government completed a small section of Saron Drive in the late 2000s. Several local streets intersect with Saron Drive near the subject property, including Woodshire Way, Scowbyfields Drive, Red Rain Circle, and Nybridge Drive. Access for the single-family residences is proposed to be split between the two frontages.

Curb/Gutter/Sidewalks – Along Saron Drive, the curb, gutters and sidewalks have been constructed with the roadway. However, such improvement have not been made along Tates Creek Road, which is typical of many state roadways.

Storm Sewers – The subject property is located within the West Hickman watershed. No floodplain or stormwater issues have been identified in the immediate area, although the site does have approximately 16 feet of topographic relief from the adjacent roadways to the existing stormwater drainage structure along the western property line of the subject property. The applicant plans to modify the stormwater management infrastructure and easement that exist near Saron Drive. All modifications must be constructed in compliance with the Stormwater Manual.

Sanitary Sewers – The subject property is located in the West Hickman sewershed, which is served by the West Hickman Wastewater Treatment Plant, located in northern Jessamine County. A sanitary sewer line crosses the property in its northern corner, as well as Tates Creek Road, to serve the nearby neighborhoods. According to the Capacity Assurance Program, capacity is currently available to serve the proposed residences.

Refuse – The Urban County Government serves this portion of the Urban Service Area with collection on Mondays.

Police – The nearest police station is located approximately 2¼ miles to the northeast of the subject property, at the East Sector Roll Call Center (Police Sector 3) on Centre Parkway.

Fire/Ambulance – The nearest fire station to the subject property is Station #22, slightly less than one mile to the northwest on Clearwater Drive, between Saron Drive and Tates Creek Road.

Utilities – Natural gas, telephone service, electric, water, cable television, and street lights are all available to serve 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 petitioner proposes to develop two detached single-family dwelling units on a larger tract of land, which would yield a residential density of 2.25 dwelling units per acre.

CASE REVIEW

The petitioner has requested a zone change from an Agricultural Urban (A-U) zone to a Single Family Residential (R-1D) zone for 0.53 net acres of property, located at 4907 Tates Creek Road.

The subject property is located on the west side of Tates Creek Road, just north of its intersection with Saron Drive and Hartland Parkway. The property is a remnant parcel that was created when the Urban County Government purchased the driveway and Tates Creek Road access to the Scowby Property (small farm) in order to construct the final portion of Saron Drive, a collector street that runs parallel to Tates Creek Road in this portion of the Urban Service Area. The Tates Creek Road corridor, outside of Man o' War Boulevard, is characterized primarily by single family residential neighborhoods, including Hartland, The Gardens of Hartland, McAtee Run, Cumberland Hills, Pinnacle and Veterans Park (R-1C and R-1D zoning).

The petitioner proposes the rezoning in order to consolidate the subject property with the adjoining lot at 4951 Tates Creek Road. The petitioner wishes to reconfigure the two lots to create one lot with frontage along Saron Drive, and a second lot with frontage along Tates Creek Road. The subject property and the adjoining lot are both vacant, but are encumbered with storm and sanitary sewer improvements.

The petitioner contends that the requested Single Family Residential (R-1D) zone is appropriate and the existing Agricultural Urban (A-U) zone is inappropriate for the subject property. They provided no justification for the zone change in relation to the 2013 Comprehensive Plan; thus, the staff cannot find that the request is in agreement with the Plan.

The staff is favorable about the requested zone change, because (1) the residential zone is consistent with the adjoining lot that is intended to be consolidated and reconfigured in conjunction with the subject property, and (2) single family residential is compatible in this location. In addition, the A-U zone is intended to be a holding zone until public facilities and services are adequate to serve urban uses. Urban services have been available to serve this portion of the Urban Service Area for many years (generally dating back to the mid-1980s), and the final roadway improvements to Saron Drive were completed about 10 years ago. In addition, the site is too small to accommodate any agricultural use of the property.

The Staff Recommends: **Approval**, for the following reason:

1. The Single Family Residential (R-1D) zone is appropriate and the existing Agricultural Urban (A-U) zone is inappropriate for the subject property, for the following reasons:
 - a. The proposed R-1D zone is consistent with the adjoining lot that is intended to be consolidated and reconfigured in conjunction with the subject property, and single family residential is compatible in this location. Two single-family residences also constitutes context-sensitive infill development.
 - b. The existing A-U zone is intended to be a holding zone until public facilities and services are adequate. Generally, urban services have been available to serve this portion of the Urban Service Area since the mid-1980s, and the final roadway improvements to Saron Drive were completed approximately 10 years ago. In addition, the subject property is too small to accommodate any agricultural use of the property.
2. This recommendation is made subject to the approval and certification of PLN-MJSUB-17-00054: Urban County Government/The Gardens of Hartland, Unit 1 (Amd.), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/dw
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