

4. RED DRAW DEVELOPMENT, LLC ZONING MAP AMENDMENT AND PLEASANT RIDGE SUBDIVISION DEVELOPMENT PLAN

- a. **PLN-MAR-23-00017: RED DRAW DEVELOPMENT, LLC** (12/5/23)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone and Planned Neighborhood Residential (R-3) zone, to a Medium Density Residential (R-4) zone, for 7.556 net (8.187 gross) acres for property located at 2156, 2176, and 2184 Liberty Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. 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 is proposing a multi-family residential development consisting of seven, three-story apartment buildings, with a club house, pool, and associated parking areas. The applicant is proposing a total of 168 units, for a total residential density of 22.3 units per net acre.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement,** for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
 2. The application should provide information on compliance with the following Policies of the 2018 Comprehensive Plan.
 - a. Multi-family residential development must comply with the Multi-Family Design Standards (Theme A, Design Policy #3).
 - b. Design car parking areas so as not to be the primary visual component of the neighborhood (Theme A, Design Policy #7)
 3. The zone change application for the subject properties, as proposed, does not completely address the development criteria for zone change within the Enhanced Neighborhood Place Type, and the Medium Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - b. A-DS7-1: Parking should be oriented to the interior or rear of the property for nonresidential or multi-family developments.
- b. **PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION** (12/5/2023)* - located at 2156, 2176, & 2184 LIBERTY ROAD, LEXINGTON, KY

Council District: 6

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict multi-family residential complex with 168 dwelling units, in support of the requested zone change from a Single Family Residential (R-1B) zone and a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

The Subdivision Committee Recommended: **Postponement.** The tree inventory map (TIM) was not submitted in accordance with Article 26.

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Discuss tree inventory information required by Article 26 of the Zoning Ordinance.
8. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendation for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Single Family Residential (R-1B) zone and Planned Neighborhood Residential (R-3) zone, to a Medium Density Residential (R-4) zone, for 7.556 net (8.197 gross) acres for property located at 2156, 2176, and 2184 Liberty Road.

Mr. Crum stated that the applicant is seeking to construct a multi-family residential development with the Enhanced Neighborhood Place-Type and the Medium Density Residential Development Type. Mr. Crum indicated that Staff was in agreement with the applicants selections for the Place-Type and Development Type.

Mr. Crum mentioned Staff concern at the committee hearing about a lack of communication with the neighborhood, but indicated that the applicant had reached out since then. The neighborhood, did express disappointment in the applicant's outreach. Mr. Crum stated that neighbors had expressed concern about the congestion on Liberty Road, as well as the capacity for vehicles on Paradise Lane. Additionally, Mr. Crum indicated that the expansion of Liberty Road is expected to occur beginning in 2025 and that the access point at the intersection at Fortune Drive was signalized.

Mr. Crum showcased the updated development plan and noted the changes made from the previous plan, including the relocation of parking at the front. Additionally Mr. Crum noted the location of the apartment buildings, clubhouse, and 168 total units.

Next, Mr. Crum went over the Goals and Objectives of the Comprehensive Plan that this application is in agreement with those, including accommodating the demand for housing, identifying areas of infill, and utilizing a people-first design. Mr. Crum concluded his presentation by stating that Staff is recommending approval of this zone change and he could answer any questions from the Planning Commission.

Commission Questions – Ms. Worth asked what the improvements and expansion to Liberty Road would entail, and where residents could get more information on that. Mr. Crum stated that was a state project so the Transportation Cabinet and Transportation Staff would be a good resource.

Mr. Michler stated that Staff's changes that have been implemented into the plan have moved this towards approval but we have been left with a plan that really focuses the apartment buildings on the parking lots. Additionally, Mr. Michler asked if there was Placebuilder criteria that looks at that issue. Mr. Crum indicated that the criteria is to relocate the parking into the interior, to deal with the public right-of-way, and accessibility of the open space. Mr. Crum stated that the interior pedestrian connections helped mitigate some of the impact of the interior parking.

Development Plan Presentation – Ms. Cheryl Gallt oriented the Planning Commission to the location and characteristics of the subject property. Ms. Gallt reiterated the total amount of units, and additionally stated that there would be 203 parking spaces, as well as bicycle racks.

Ms. Gallt indicated there were eight typical conditions of approval for the development plan, and noted that the tree inventory condition could be removed, and that she had received a plan with a tree inventory.

Ms. Gallt concluded her presentation by stating that Staff was recommending approval of the development plan, and could answer any questions from the Planning Commission.

Commission Questions – Mr. Michler asked if the sidewalk goes down to Paradise Lane and Ms. Gallt indicated that it did on the revised plan.

Applicant Presentation – Mr. Jihad Hallany, engineer for the developer, stated that they are in agreement with the Staff's conditions. Mr. Hallany indicated that they had met with the neighborhood a few days earlier, and

four people attended the meeting. He concluded his presentation by stating he could answer any questions from the Planning Commission.

Commission Questions – Mr. Michler asked about the design of the internal space and if they have brought in any one from the architectural side to discuss it. Mr. Hallany indicated they had, and it provided a challenge for the development, due to the site being used as a dump.

Citizen Comments – Patricia Bishir, stated that she had concerns with traffic congestion, the amount of parking spaces, and maintain the seclusion of the neighboring properties in the Wilderness Road and Paradise Lane area.

Commission Questions – Mr. Pohl asked Mr. Hallany for clarification on the parking spaces, and Mr. Hallany stated there would be 203 spaces.

Mr. Wilson asked Staff if they ask the developers if these apartments are going to be used for affordable housing. Mr. Crum stated that there are development criteria and parts of the Comprehensive Plan that deal with that, but there isn't anything that requires a developer to put in affordable housing.

Mr. Michler asked Mr. Filiatreau what is the concern with Paradise Lane, and Mr. Filiatreau indicated that the road only being 12 feet is the main concern.

Mr. Davis asked if emergency vehicles could get onto the property if they needed to, and Capatain Lengal, Division of Fire and Emergency Services indicated that they could.

Ms. Worth asked if the this property was prone to flooding and Mr. Hallany stated it does not flood due to the elevation.

Action – A motion was made by Mr. Wilson, seconded by Ms. Worth and carried 10-0 to approve PLN- MAR-23-00017: RED DRAW DEVELOPMENT, LLC, for reasons provided by Staff.

Action – A motion was made by Mr. Wilson, seconded by Mr. Pohl and carried 10-0 to approve PLN-MJDP-23-00063: PLEASANT RIDGE SUBDIVISION with the 8 revised conditions provided by Staff, and a condition that there be a possible connection to Paradise Lane demonstrated on the development plan, at the time of the final development plan.