

# SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-23-00021 TURNER MANAGEMENT, LLC.



## STAFF REVIEW

In the period following the December Subdivision and Zoning Committee meetings, the applicant submitted a revised development plan and a supplemental letter of justification for their rezoning request. The revised development plan removes the proposed gates along Tykes Pass and Tates Creek Road, and has changed the two primary roads within the development from private access easements to a public road. The townhome units will be served by private access easements that connect to the two public roadways.

## GOALS AND OBJECTIVES

In the initial staff report, staff had identified the following Goals and Objectives of the 2045 Imagine Lexington Comprehensive Plan that the applicant should address:

*Improve Lexington's transportation network through ample street and sidewalk connections between new and existing development (Theme A, Goal #3.e); Strive 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).*

The changes to the development plan following the December Subdivision and Zoning Committee meetings directly address staff's initial concerns. The removal of the private gates at Tykes Pass and Tates Creek Road and the shift to implementing public roadways result in a development that now provides for safe and appropriate cross-connectivity, and creates a development that meets the intent behind the Enhanced Neighborhood Place-Type.

## POLICIES

The supplemental letter of justification identifies several policies of the 2018 Comprehensive Plan that are being met with this request. The applicant states that the continuation of the stub street at Tykes Pass will increase connectivity in the area (Theme A, Design Policy #2). The applicant then states the request provides development that is sensitive to the existing single-family residential context of the surrounding area (Theme A, Design Policy #4), while also increasing the diversity in housing types (Theme A, Design Policy #8). The applicant also opines that the request will preserve the natural features present on the site, and prioritize the central open space (Theme B, Protection Policy #2). Finally, the applicant opines that the street system and pedestrian connections are appropriate for the context of the surrounding area (Theme D, Connectivity Policy #1 & 2).

Staff agrees that the policies identified by the applicant can be met with this request.

## DEVELOPMENT CRITERIA

The revised plan also addresses several of the Development Criteria previously identified by staff as requiring further clarification.

### 1. Site Design, Building Form and Location

Staff finds that the request meets the criteria for Site Design, Building Form and Location, as the proposal increases the density of development on an underutilized lot, avoids over parking, avoids environmentally sensitive areas, and orients the development around a central open space.

### 2. Transportation and Pedestrian Connectivity

*A-DS13-1 Stub Streets should be connected;*

The revised development plan addresses staff's initial concerns regarding connectivity by removing the gate features and extending Tykes Pass with a public roadway instead of a private access easement.

With these changes, staff now finds that the request meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for direct connections to the adjoining neighborhood, provides safe

and delineated pedestrian circulation within the site, and provides an appropriate extension of a stub street.

### 3. Greenspace and Environmental Health

The proposal meets the requirements for Greenspace and Environmental Health, as the rezoning works with the current landscape, preserves the existing spring and environmentally sensitive areas, will maintain existing mature trees, and will also work to increase the tree canopy.

## STAFF RECOMMENDS: **APPROVAL**, FOR THE FOLLOWING REASONS:



1. The proposed Planned Neighborhood Residential (R-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The proposed rezoning encourages the expansion of housing choices by providing for townhome development in an area predominantly characterized by single-family detached development (Theme A, Goal #1.b).
  - b. By developing an underutilized parcel of land within the Urban Service Area, the proposal supports goals relating to redevelopment and strategic growth (Theme A, Goal #2.a; Theme E Goal #1.e).
  - c. The request is oriented towards large areas of preserved open space that will act as a focal point for the development (Theme A, Goal #2.c).
  - d. The proposal provides for safe social interactions between neighborhoods by providing unobstructed sidewalk and vehicular connections to the adjoining residential neighborhood (Theme A, Goal #3.b).
  - e. The revised proposal creates an appropriate continuation of a public stub street (Theme A, Goal #3.e).
2. The proposal is in agreement with the Policies of the 2018 Comprehensive Plan for the following reasons:
  - a. The continuation of the stub street at Tykes Pass will increase connectivity in the area (Theme A, Design Policy #2).
  - b. The request provides for development that is sensitive to the existing single-family residential context of the surrounding area ( Theme A, Design Policy #4).
  - c. By introducing attached townhome units into the area, the request increases the diversity in housing types (Theme A, Design Policy #8).
  - d. The plan will preserve the natural features present on the site, and prioritize the central open space (Theme B, Protection Policy #2).
  - e. Thee street system and pedestrian connections are appropriate for the context of the surrounding area (Theme D, Connectivity Policies #1 & 2).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2018 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Site Design, Building Form and Location, as the proposal increases the density of development on an underutilized lot, avoids over parking, avoids environmentally sensitive areas, and orients the development around a central open space.
  - b. The proposed rezoning meets the criteria for Transportation and Pedestrian Connectivity, as the proposal provides for direct connections to the adjoining neighborhood, provides safe and delineated pedestrian circulation within the site, and provides an appropriate extension of a stub street.
  - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the rezoning works with the current landscape, preserves the existing spring and environmentally sensitive areas, will maintain existing mature trees, and will also work to increase the tree canopy.
4. This recommendation is made subject to approval and certification of PLN-MJDP-23-00074: GDK Farm, LLC (Turner Property) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.