

D. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA 20-00003: ARTICLES 8 AND 16 - REVISE PARKING REQUIREMENTS FOR MIXED-INCOME HOUSING DEVELOPMENTS** (12/2/20)* – a petition for a Zoning Ordinance text amendment to update Articles 8 and 16 of the Zoning Ordinance to revise parking requirements for mixed-income housing developments.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**.

The Staff Recommends: **Approval**, of the staff alternative text for the following reasons:

1. The proposed text amendment is in agreement with *Imagine Lexington*, the 2018 Comprehensive Plan for the following reasons:
 - a) The proposed text allows for additional flexibility for affordable housing and provides for additional housing choice for disadvantaged residents. (Theme A, Goal #1).
 - b) The proposed text supports the provision of safe, affordable and accessible housing to meet the needs of Lexington-Fayette County's older and disadvantaged residents. (Theme A, Goal #1.c.).
 - c) The proposed text creates incentives and strengthens opportunities for housing affordability throughout Lexington-Fayette County. (Theme A, Goal #1.d.).

Staff Presentation: Chris Taylor, Administrative Officer for Long Range Planning, presented a PowerPoint presentation, and said that this update is for Articles 8 and 16 regarding creating an affordable housing parking generator. He said that the Zoning Ordinance requires considerable more parking than most affordable housing developments need, as well as more than they can afford to provide. He said that in 2008, the Zoning Ordinance was amended to create mixed-income housing unit regulations and was only allowed in the P-1 and B-1 zones, which allowed up to a 10% reduction of the amount of parking allowed in a mixed-income housing development. He added that this reduction was never utilized.

Mr. Taylor said that the proposed text amendment will consolidate the parking reductions in Article 8 with Article 16 and remove the requirements from the P-1 and B-1 zones. This allows the provisions to work in any zone where housing is allowed and if it qualifies as a mixed-income housing development, to meet the generator of one (1) parking per dwelling unit. He said that the staff has received 10 letters of support and the Zoning Committee had recommended approval.

Commission Questions: Ms. Plumlee asked if there was a development with 100 bedrooms, what would be the difference in required parking if this text amendment was in place. Mr. Taylor said that the number of parking spaces is not measured by the number of bedrooms, it is based by the number of units. He said that an occupant in an affordable housing development is nine times less likely to have a vehicle. Ms. Plumlee then asked if there were 100 units, how many spaces would be required. Mr. Taylor said the new requirement would be 100 parking spaces, but many times the developer creates extra spaces.

Mr. Nicol said that currently the Zoning Ordinance requires 0.9 parking space per bedroom or 1.5 per dwelling, whichever is greater. If the developer is building transit-oriented, affordable housing project to serve that population, that project will be parked for 1.5 parking spaces. He said that most developers are creating 0.9 parking spaces based on the "whichever is greater" provision.

Citizen Support: Ashley McGuire, on behalf of Brittany Roethemeier, Fayette Alliance, stated that her organization had submitted a letter in support of the proposed text amendment. She commended the staff for another update of the Zoning Ordinance that is necessary to promote the type of equitable growth we are trying to achieve as a community. The need for affordable housing, as well as diversity of housing types, must be addressed through policy. Reducing costs associated with parking requirements and encouraging a more efficient use of our land must be a key focus of implementing our infill and re-development growth strategy. To see success we must remove barriers and encourage affordable housing development. She said that evidence shows that parking requirements most negatively impact the type of housing that we need the most.

Citizen Opposition: Amy Clark, 628 Kastle Road, stated that she didn't want to characterize her comments as opposition and that she is very much in favor of affordable housing and limiting parking. She displayed a map depicting the mostly affected areas that could promote affordable housing, where smaller lots and houses currently are. She said that she believes that the target population is 60% instead of 80% that have the greatest need for affordable housing and said that she felt one space per unit is not the correct generator.

Zoning Action – A motion was made by Mr. Nicol, seconded by Mr. Bell, and carried 7-1 (Plumlee opposed; de Movellan, Penn absent) to approve **PLN-ZOTA 20-00003: ARTICLES 8 AND 16 - REVISE PARKING REQUIREMENTS FOR MIXED-INCOME HOUSING DEVELOPMENTS**, for the reasons provided by the staff.

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