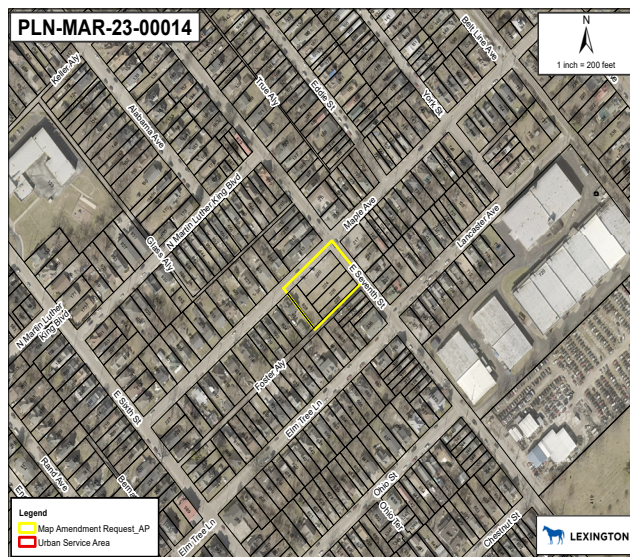


STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-23-00014: LEXINGTON HABITAT FOR HUMANITY, INC

DESCRIPTION OF ZONE CHANGE

Zone Change:	From a Neighborhood Business (B-1) zone To a Planned Neighborhood Residential (R-3) zone
Acreeage:	0.56 net (0.79 gross) acres
Location:	220, 224, 226, & 228 E. Seventh Street 628 Maple Avenue



EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Properties	B-1	Vacant
To North	B-1	Retail and Residential
To East	B-1	Residential
To South	R-3	Residential
To West	B-1/ R-3	Residential

URBAN SERVICE REPORT

Roads - The subject properties are located at the intersection of E Seventh Street and Maple Street. E Seventh Street in this vicinity is a two lane collector roadway. Maple Avenue is a two-lane local road. Foster Alley runs to the rear of the site, and will serve as the access for rear parking areas to serve the proposed residential use.

Curb/Gutter/Sidewalks - Curb, gutter and sidewalks exist along both E. Seventh Street and Maple Avenue.

Storm Sewers - The subject properties are located within the Cane Run watershed. There are no FEMA Special Flood Hazard Areas on the property or in the immediate vicinity. Storm sewers exist in this portion of the Urban Service Area.

Sanitary Sewers - The subject properties are located within the Cane Run sewershed. The property is served by the Town Branch Waste Water Treatment Facility, located on Lisle Industrial Avenue, inside New Circle Road, and west of Leestown Road approximately 3 miles to the northwest of the subject property.

Utilities - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area.

Refuse - The Urban County Government serves this area with refuse collection on Tuesdays.

Police - The subject properties are located within the Central Sector and are served by the Central Sector Roll Call Center, located on Industry Road, approximately 1.3 miles southeast of the subject properties. The downtown Police Headquarters is approximately less than a mile northwest of the subject properties, on East Main Street.

Fire/Ambulance - Fire Station #1 is located approximately 0.5 miles southwest of the subject properties, on E. Third Street.

Transit - The nearest transit stop to the proposed development is located at the intersection of N. Limestone and E. Seventh Street, approximately 1/4 of a mile northwest of the subject properties.

Parks - The subject properties are approximately 1/4 of a mile northeast of Duncan Park, and approximately 1/3 of a mile southwest of Castlewood Park.

SUMMARY OF REQUEST

The applicant is seeking a zone change from the Neighborhood Business (B-1) zone to the Planned Neighborhood Residential (R-3) zone in order to construct an attached single-family residential development of seven units.

PLACE-TYPE

ENHANCED NEIGHBORHOOD
The Enhanced Neighborhood Place-Type is an existing residential area to be enhanced with additional amenities, housing types, and neighborhood serving retail, services, and employment options. Development should be context sensitive to surrounding areas and should add to the sense of place. Incorporating multi-modal connections is crucial to neighborhood success and viability.

DEVELOPMENT TYPE

LOW DENSITY RESIDENTIAL
Primary Land Use, Building Form, & Design
Primarily attached and detached single-family homes of varying formats, including accessory dwelling units. Homogeneous neighborhoods that do not include a mix of housing types should be avoided. Low density residential is only appropriate as a component of “Enhanced Neighborhoods” and “New Complete Neighborhoods”, and should be supplemented by a variety of uses and housing options to create sustainable places.

Transit Infrastructure & Connectivity

Multi-modal network connections, including connected streets, are required to keep an efficient transportation network that provides viable options for all users.

Quality of Life Components

These developments should include intentional open space designed to fit the needs of area residents, and be in walking distance of nearby neighborhood-serving commercial/employment uses.

PROPOSED ZONING



The intent of this zone is to provide for medium density mixed residential development, including multi-family dwellings, group residential housing, compact housing types, attached and detached single family dwellings, and supporting uses. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should provide a variety of housing options rather than a single type. The medium density residential uses should be located along local and collector streets, with lower density residential uses located along local streets. Adequate multi-modal connections should be available to all residents, so to allow for long term viability and incremental growth. Low and Medium density residential land uses should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

PROPOSED USE



The petitioner is proposing the Planned Neighborhood Residential (R-3) zone in order to construct seven attached townhomes in connection with the Habitat for Humanity non-profit organization. The proposed dwelling units will be two-story units, with a total residential density of 12.5 units per acre. Each unit will have an individual rear driveways that will connect to Foster Alley to the rear.

APPLICANT & COMMUNITY ENGAGEMENT



The applicant has spoken with several neighbors regarding the proposal, but have not indicated that any larger public engagement outreach has occurred.

PROPERTY & ZONING HISTORY



The properties at 220-228 E. Seventh Street have been zoned Neighborhood Business (B-1) since before the 1969 comprehensive rezoning of the city and county. While these properties have historically contained commercial zoning, they do not appear to have ever been utilized commercially, and contained a single-family residences. The property at 628 Maple Street was rezoned in 1990 (MAR-90-32) to the Neighborhood Business (B-1) zone with the intent to develop a convenience store at the intersection of Maple Avenue and E Seventh Street. Conditional zoning restrictions were placed on the parcel at that time to prohibit establishments for the retail sale of liquor and wine; restaurants; rental of equipment; arcades, including pinball and electronic games; cocktail lounges and nightclubs; private clubs; and automobile service stations. While the zone change was successful, the properties were never developed as anticipated.

COMPREHENSIVE PLAN COMPLIANCE



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.

GOALS, OBJECTIVES, & POLICIES

The applicant opines that they are in agreement with the adopted Goals and Objectives of the 2045 Comprehensive Plan. The applicant argues that their proposal will expanding housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types (Theme A, Objective #1.b). This portion of E Seventh Street and Maple Avenue primarily consists of detached single-family development. This request provides for a new, denser housing type than what is currently available in this area.

The applicant further states that the proposed request support infill and redevelopment (Theme A, Goal #2), and will provide well-designed neighborhoods and communities (Theme A, Goal #3) as the request activates land that has been primarily vacant since the early 2000s, and strengthens the streetscape along Maple Avenue and E. Seventh Street to provide a more pedestrian friendly environment.

Finally, the applicant indicates that the development will result in an increase in affordable housing within the community (Theme A, Objective #5.b). The development will serve families with incomes that are less than 60% of the Area Median Income (AMI).

While the applicant does not directly reference any specific Comprehensive Plan Policies within their letter of justification, staff has identified several policies listed within the 2018 Comprehensive Plan that are being met with this request. The proposal's new single-family attached development product is in keeping with the scale and intensity of development in the surrounding area (Theme A, Design Policy #4). In addition, the proposed development will increase the supply of affordable housing within the neighborhood (Theme A, Equity Policies #1 and #2). Finally, the request will reinforce the Maple Avenue and E Seventh Street streetscapes, and reduce vehicular conflicts, resulting in a more walkable block.

PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to



adequately meet the associated Development Criteria.

The applicant indicates that the project is located within the Enhanced Neighborhood Place-Type and is a Low Density Residential Development Type. The Enhanced Neighborhood Place-Type is an existing residential area to be enhanced with additional amenities, housing types, and neighborhood serving retail, services, and employment options. The Low Density Residential Development Type primarily consists of attached and detached single-family homes of varying formats, including accessory dwelling units. This Development Type should create context-sensitive neighborhoods and should be supplemented by a variety of uses and housing options to create sustainable places. The staff agrees that the subject property is located within an established neighborhood and the proposed development would provide a context-sensitive addition to the housing stock present in the area. The staff agrees that the Enhanced Neighborhood Place-Type and the Low Density Residential Development Type are appropriate for the subject property.

The Planned Neighborhood Residential (R-3) zone is a recommended zone for the applicant's chosen Place-Type and Development Type, and provides an avenue for increased residential density if the property is redeveloped in the future. Staff agrees that the Planned Neighborhood Residential (R-3) zone can be appropriate at this location.

DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2018 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

1. Site Design, Building Form and Location

Staff finds that the request meets the requirements for Site Design, Building Form, and Location, as the request intensifies a series of underutilized parcels within the Infill and Redevelopment area, creates a safer pedestrian environment by removing parking areas along Maple Avenue, activates both road frontages, and locates parking to the rear of the development.

2. Transportation and Pedestrian

Staff finds that this request meets the requirements for Transportation and Pedestrian Connectivity, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.

3. Greenspace and Environmental Health

The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape, will increase the overall tree canopy, and will not impact any environmentally sensitive areas.

STAFF RECOMMENDS: APPROVAL, FOR THE FOLLOWING REASONS:



1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expanding housing choices (Theme A, Goal #1) and will allow for a greater mixture of housing types by introducing new single-family attached residential units (Theme A, Objective #1.b).
 - b. The request will activate an underutilized parcel within the Infill and Redevelopment Area in order to develop additional housing (Theme A, Goal #2).
 - c. The proposal encourages safe interactions within the neighborhood by reinforcing the streetscape to create a more inviting and walkable pedestrian environment (Theme A, Goal #3).
 - d. The request will strengthen opportunities for housing affordability by introducing additional affordable housing stock into the area (Theme A, Objective #5.b).
2. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's new single-family attached development product is in keeping with the scale and intensity of development in the surrounding area (Theme A, Design Policy #4).
 - b. The proposed development will increase the supply of affordable housing within the neighborhood (Theme A, Equity Policies #1 and #2).
 - c. The request will reinforce the Maple Avenue and E. Seventh Street streetscapes, resulting in a more walkable block (Theme A, Design Policy #5).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2018 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Site Design, Building Form and as the request intensifies a series of underutilized parcels within the Infill and Redevelopment area, creates a safer pedestrian environment by removing parking areas along Maple Avenue, activates both road frontages, and locates parking to the rear of the development.
 - b. These proposed rezoning addresses the Transportation and Pedestrian Connectivity development criteria, as the proposed development maintains the existing pedestrian infrastructure and connectivity present on-site.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as the proposal works with the existing landscape, will increase the overall tree canopy, and has no impact on environmentally sensitive areas.
4. This recommendation is made subject to approval and certification of PLN-MJSUB-23-00005 DELONG ADDITION, LOTS 17, 18, 19 (HABITAT FOR HUMANITY) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

DAC/TLW
10/3/2023

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