

4. **MEADOWTHORPE SENIOR HOUSING, LLLP ZONING MAP AMENDMENT & MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-17-00027: MEADOWTHORPE SENIOR HOUSING, LLLP (10/1/17)***- petition for a zone map amendment from a Neighborhood Business (B-1) zone to a High Density Apartment (R-4) zone, for 3.72 net (4.33 gross) acres, for property located at 1447 Antique Drive.

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 is requesting a High Density Apartment (R-4) zone in order to develop a multi-family residential building for seniors on the subject property. The petitioner proposes to construct 61 dwelling units, for a residential density of 16.4 dwelling units per acre.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested High Density Apartment (R-4) zone for the subject property is in agreement with the 2013 Comprehensive Plan for the following reasons:
 - a. The Goals and Objectives of the 2013 Plan recommend planning for safe, affordable, and accessible housing to meet the needs of older residents of Lexington-Fayette County (Theme A., Goal #1c). This development will accomplish that goal, by providing affordable, elderly housing within the established Meadowthorpe neighborhood and near one of the community's largest shopping areas.
 - b. The Goals and Objectives support infill and redevelopment that is context sensitive to the adjoining neighborhood (Theme A, Goal #2a.); and recommend the provision of well-designed neighborhoods (Theme A, Goal #3). In this case, the proposed elderly housing will be a transitional land use between commercial development along Leestown Road and the existing neighborhood, which includes a variety of housing types, and will create affordable residential dwelling units.
 - c. The Plan's Goals and Objectives recommend the development of vacant and/or underutilized property for compact, contiguous and sustainable development (Theme E, Goal #1b.). The petitioner proposes a residential density of over 16 dwelling units per acre, adjacent to professional offices, neighborhood businesses and other multi-family residential land uses to further implement the concept of a mixed-use neighborhood node, which is a sustainable land use pattern. Additionally, the development will help to create a more walkable neighborhood by providing a safe, desirable link from the neighborhood into the adjoining Meadowthorpe Shopping Center.
 2. This recommendation is made subject to approval and certification of **PLN-MJDP-17-00080: Meadowthorpe Community Business Center, 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.
- b. **PLN-MJDP-17-00080: MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 (AMD) (10/1/17)*** - located 1447 Antique Drive

(Vision Engineering)

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Addition of zone-to-zone screening.
8. Denote use on property to verify required parking.
9. Denote location of sinkhole from application.
10. Clarify required and proposed parking and open space area.
11. Addition of Antique Drive cross-section for parking area near N. Forbes Road, and add location of cross-sections on plan.
12. Dimension building and courtyard.
13. Provide lot coverage and floor area ratio per Article 21 requirements.

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

14. Discuss utility and access easement conflicts and where applicant is in the release process with the final development plan.
15. Discuss parking spaces adjacent to Antique Drive right-of-way, near N. Forbes Road.

Staff Zoning Presentation – Ms. Wade presented and summarized the staff report and recommendations for this zone change, and displayed photographs of the subject property and aerial photographs of the general area. She said the applicant is proposing to construct 61 dwelling units of senior housing on the subject property, which is a density of 16 dwelling units per acre. She said the subject property has been through several zone changes in the past and has always been a concern with the Meadowthorpe Subdivision, which is to the north and west of the subject property.

Ms. Wade said the proposal for residential at this location will provide a transitional use between the existing neighborhood and shopping center. She said the 2013 Comprehensive Plan sited the 2010 population that was 65 years or older, which was 11%, and is expected to grow to 17% by 2035, so that the need for senior housing continues to grow.

Ms. Wade said the subject property is not visible from Leestown Road because it has more of an access off of Antique Road and has been vacant for the past 3 decades. She said the staff is in agreement with the applicant that this zone change proposal is compliant with the 2013 Comprehensive Plan. The Zoning Committee also recommended approval.

Development Plan Presentation – Ms. Galt presented a rendering of this preliminary development plan, which was displayed, and she also handed out an updated staff report to the Commission with revised conditions, as follows:

The Staff Recommends: Approval, subject to the following conditions:

1. Provided the Urban County Council rezones the property ~~R-4~~; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
 3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
 4. Urban Forester's approval of tree inventory map.
 5. Greenspace Planner's approval of the treatment of greenways and greenspace.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. ~~Addition of Resolve zone-to-zone screening and parking lot conflicts.~~
 8. ~~Denote use on property to verify required parking~~ Correct use label on the plan to "Elderly (Senior) Housing."
 9. ~~Denote location of sinkhole from application~~ Denote: Full scope of improvements to Antique Drive to be determined at time of Final Development Plan.
 10. ~~Clarify required and proposed parking and open space area.~~
 11. ~~Addition of Antique Drive cross section for parking area near N. Forbes Road, and add location of cross sections on plan.~~
 12. ~~Dimension building and courtyard.~~
 13. ~~Provide lot coverage and floor area ratio per Article 24 requirements.~~
 14. ~~Discuss utility and access easement conflicts and where applicant is in the release process with the final development plan.~~
 15. ~~Discuss parking spaces adjacent to Antique Drive right-of-way, near N. Forbes Road.~~
10. Modify note #11 to include easement conflicts to be addressed at time of Final Development Plan.
11. Delete note #12.

Ms. Galt pointed out the proposed building, courtyard, and parking area on the subject property. She said that any conditions that need to be worked out could be done at the time of the final development plan. She commented that condition #7 has been changed to "Resolve" for the zone-to-zone screening along the parking lot with the adjacent B-1 property. She also commented on condition #9, that the applicant needs to denote the improvements along Antique Drive at the time of the final development plan.

Applicant Presentation – Matt Carter, representing the petitioner. He said that there was an objector present at the beginning of the meeting. He met with the objector, Mr. Larry Stahlman, and believes that he had addressed his concerns. He said the applicant is in agreement with the staff's recommendations and is available for questions.

Citizen Comment – There were no citizens present to speak to this application.

Zoning Action – A motion was made by Ms. Plumlee, seconded by Ms. Mundy, and carried 10-0 (Penn absent) to approve PLN-MAR-17-00027: MEADOWTHORPE SENIOR HOUSING, LLLP, for the reasons provided by the staff.

Development Plan Action – A motion was made by Ms. Plumlee, seconded by Ms. Mundy, and carried 10-0 (Penn absent) to approve PLN-MJDP-17-00080: MEADOWTHORPE COMMUNITY BUSINESS CENTER, UNIT 1 (AMD), for the revised conditions provided by the staff.