

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-18-00026: SOUTHERN & JONES PROPERTY, LLC

DESCRIPTION

Zone Change: **From:** Single Family Residential (R-1C) zone
 To: Planned Residential (R-3) zone

Acreage: 0.525 net (0.737 gross) acres

Location: 1847 Nicholasville Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1C	Boarding House / Residential
To North	R-1C	Residential
To East	R-1C / R-2	Residential
To South	R-1C	Residential
To West	R-1C	Residential

URBAN SERVICES REPORT

Roads – Nicholasville Road (US-27) is a five-lane urban arterial roadway at this location, with variable lanes to control traffic congestion. Nicholasville Road experiences approximately 33,000 daily vehicle trips for this section of the roadway, and serves as a major commuter corridor for Lexington-Fayette Urban County. Penmoken Park is a local street that intersects Nicholasville Road along the subject property’s north side. Access for the proposed townhome development is from Penmoken Park. There is a proposed road widening of Nicholasville Road by the state, which would allow for bus rapid transit (BRT).

Curb/Gutter/Sidewalks – Nicholasville Road has curb, gutter and sidewalk improvements typical of an urban arterial. Penmoken Park also has curb and sidewalk improvements along the subject property’s frontage.

Storm Sewers – The subject property is located within the Wolf Run watershed. Currently, no storm water facilities exist on the subject property; however, due to the size of the property the petitioner will need to address stormwater quality and potentially alleviate some of the current stormwater issues. Any new development will need to adequately manage any stormwater impacts created by the proposed redevelopment.

Sanitary Sewers – The subject property is located in the Wolf Run sewershed. The property is served by the Town Branch Sewage Treatment Facility, located on Old Frankfort Pike, east of New Circle Road, approximately 5 miles from the subject property.

Refuse – The Urban County Government serves residential properties in this area with refuse collection on Mondays; however, multi-family residential developments often contract with private haulers for supplemental service.

Police – The nearest police station is located at the Police Headquarters, approximately 3 mile to the northeast of the subject property, on East Main Street.

Fire/Ambulance – The closest fire station (#12) is located less than one mile to the northwest at the Southland Drive intersection with Cherrybark Drive.

Utilities – All utilities, including gas, electric, water, phone, and internet currently serve the area and could be reconfigured to serve the proposed redevelopment on the subject property.

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 Plan's 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. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a rezoning to the Planned Neighborhood Residential (R-3) zone to construct eight townhouse dwelling units at a residential density of 10.85 units per acre.

CASE REVIEW

The petitioner has requested a zone change from a Single Family (R-1C) zone to a Planned Residential (R-3) zone for approximately 0.7 acres of property, located at the intersection of Nicholasville Road (US-27) and Penmoken Park. Nicholasville Road forms the eastern edge of the property and is a five-lane urban arterial roadway at this location. At peak hours of traffic flow, the Urban County utilizes variable lanes to control traffic congestion along this corridor. Nicholasville Road experiences approximately 33,000 daily vehicle trips for this section of the roadway, and serves as a major commuter corridor for Lexington-Fayette Urban County. Penmoken Park forms the northern edge of the property and is a local street that serves the residents of the street. There is a second ingress and egress point to Penmoken Park from Rosemont Gardens through Sophia Alley, a public alleyway. Penmoken Park currently experiences a maximum vehicular daily trip of approximately 796. The total carrying capacity of a local street this size is approximately 1,000 daily trips. The proposed redevelopment of the site will add approximately 24 daily trips to the roadway.

The subject property is bounded on all sides by residential development. With the exception of a Two-Family Residential (R-2) zone located to the northeast of the subject property, all residential units surrounding the property are located within the Single Family (R-1C) zone. Historically, this area has been zoned for single family residential, an aspect that will be continued by this development.

The petitioner opines that the zone change is consistent with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, as it adds to the density of housing within Lexington, while also supporting the maintenance of the Urban Service Boundary. The petitioner indicates that the rezoning of the site will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1). The proposed development also supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #1.b. and #2). In addition, through the incorporation of single family townhouse residential along a major arterial corridor, the applicant is able to add dwelling units to the neighborhood, which will help to uphold the Urban Service Area concept (Theme E, Goal #1). This proposal also promotes use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.a and 1.bd). The petitioner posits that the proposed development will provide well-designed neighborhoods and communities that will enable existing neighborhoods to flourish through expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-type housing (Theme A, Goal #3.a).

The staff generally concurs with the applicant's justification and supports context sensitive redevelopment. The proposed dwelling units are similar in size and scale to the adjoining residential neighborhoods, yet may offer some variety in housing choices.

The Staff Recommends: **Approval**, for the following reason:

1. The Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The R-3 zone allows for a mix of housing types and densities within the broader neighborhood (Theme A, Goal #1).
 - b. The Comprehensive Plan supports infill and redevelopment (Theme A, Goal #1.b. and Goal #2), that increases the density of the neighborhood, which will help to uphold the Urban Service Area concept (Theme E, Goal #1).
 - c. The proposal also promotes the use of underutilized or vacant land in a way that enhances the existing urban form (Theme E, Goal #1.a and 1.b) by incorporating development that is similar in size and scale to the existing neighborhood.
 - d. The proposed development will provide well-designed neighborhoods and communities that will enable existing neighborhoods to flourish through expanded opportunities for mixed-type housing (Theme A, Goal #3.a).
2. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00095: Penmoken Park, Lot P-104 (Southern & Jones Properties LLC), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

HBB/TLW

11/29/18

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