

2. DENTON FLOYD REAL ESTATE GROUP ZONING MAP AMENDMENT AND COVENTRY (BELMONT FARM) LOT 6 DEVELOPMENT PLAN

- a. PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP**– a petition for a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 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.

The petitioner is proposing the Medium Density Residential zone in order to establish a 280-unit multi-family residential development. The applicant's overall proposal includes the construction of seven (7) four story multi-family residential structures, for a residential density of 22.51 units per acre. Accompanying the residential structures are a proposed clubhouse/amenity area, and a total of 440 parking spaces.

The Zoning Committee Recommended: **Approval.**

The Staff Recommended: **Approval,** for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal will expand housing choices by providing for a higher density multi-family residential development (Theme A, Goal#1.a).
 - b. The request provides multi-modal connections and centralized open space to create a sense of connectedness and community (Theme A, Goal #3.b and 3.d).
 - c. The proposal upholds the Urban Services Area concept by intensifying a large vacant tract of land within the Urban Services Boundary (Theme E, Goal #1.e).
 - d. The request applies environmentally sustainable practices by retaining and emphasizing the most significant trees on the subject property, and are protecting the site's natural resources and key features (Theme B, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal's extensive trail and sidewalk connections result in a people-first design that emphasizes connectivity (Theme A, Design Policy #1 and #5).
 - b. The applicant demonstrates compliance with the multi-family design standards (Theme A, Design Policy #3).
 - c. The applicant continues and extends Gatton Way to the adjoining property to provide for additional vehicular connectivity (Theme A, Design Policy #13).
 - d. The request increases residential density along Remington Way, a collector roadway (Theme A, Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the recommendations for Land Use, as the applicant's proposal is located within a walkable distance to a grocery store and commercial uses that are currently being developed at the intersection of Citation and Georgetown Road (A-DS12-1), and orients the development around communal open space and natural features (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as it provides a well-connected interior pedestrian network(A-DS5-1), expands the sidewalk network along Remington Way (A-DS4-1), and provides for a walkable route to the commercial uses and transit stop at Citation Boulevard and Georgetown Road (A-DS1-2; A-DS10- 1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the request does not impact any environmentally sensitive areas (B-PR1-2), and provides for highly visible green open space centered around the largest trees on-site ((B-RE2-1) (B-PR9-1).
 - d. The request meets the requirements for Site Design, as the proposed development reinforces the streetscape along two arterial roadways(A-DS5-4), provides for significant interior open space for the development (A-DS9-1; D-PL10-1) and provides for significant multi-modal improvements along Winchester Road (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal is in agreement with the Multi- Family Design Standards (A-DS3-1), and sets an appropriate scale for future development in this area (A-DS4-2).

4. This recommendation is made subject to approval and certification of PLN-MJDP-24-00018 Coventry (Belmont Farm) Lot 6 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-24-00018: COVENTRY (BELMONT FARM) LOT 6** (6/2/24)* - located at 2350 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict development of an apartment complex and parking, in support of the requested zone change from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone.

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

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Clarify setback and utility easement lines.
9. Denote location of street cross-sections on the face of the plan.
10. Clarify metes and bounds along Gatton Way.
11. Dimension pool and deck area.
12. Dimension dog park.
13. Discuss note #7 on the Final Record Plat R-335.
14. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from a Professional Office (P-1) zone to Medium Density Residential (R-4) zone, for 13.09 net (13.82 gross) acres for property located at 2350 Remington Way. Mr. Crum stated that the applicant is seeking to build a 280 unit multi-family residential development under the New Complete Neighborhood Place-Type and the Medium-High Density Residential Development Type. Staff is in agreement that those selections are appropriate at this location.

Mr. Crum highlighted two significant Bur Oak trees on the development plan and the seven, four-story buildings on the property for 280 units with 440 parking spaces for the residents. Additionally, Mr. Crum noted the updated development plan retained three additional Bur Oaks and shifted the parking after hearing comments from the Zoning and Subdivision Committees.

Mr. Crum concluded his presentation by stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin reiterated the retention of three smaller Bur Oak trees and the reconfiguration of the parking area. Mr. Martin read comments from the Urban Forester that expressed his support for the applicant's efforts in retaining the trees and commented that the applicant is working to accommodate many different aspects including parking, sewers, and the trees. Additionally, Mr. Martin indicated that the Planning Commission could emphasize tree retention at the time of the final development plan.

Mr. Martin concluded his presentation by stating that Staff is recommending approval and could answer any questions from the Planning Commission.

Commission Questions – Ms. Worth asked if the note on tree retention be added on this current development plan and Mr. Martin indicated that it would be more appropriate at the time of the final development plan.

Applicant Presentation – Lexy Holland, attorney for the applicant, stated that Staff addressed a lot of what she wanted to cover, but she did intend to highlight a few points. Ms. Holland gave a brief history of Denton Floyd, and showcased the existing zoning on the subject property, as well as the various businesses in the area. Ms. Holland noted the preservation of the three additional trees and discussed finding the balance between maintaining the trees and optimizing the site. Ms. Holland showcased the various amenities of the site including the interconnected trail, the pool, clubhouse, event space, and the open space. Ms. Holland stated that she thought they are doing their best to maintain the character of the area.

Ms. Holland continued stating that the application meets the goals and objectives of the Comprehensive Plan, provides higher density, and maintains the natural resources of the area.

Commission Questions – Mr. Wilson stated that he appreciated the applicant's willingness to work with Staff and asked how they plan to address the public input portion. Ms. Holland stated that they had a meeting with the Citation Point neighborhood, and that they would address the neighborhood's lighting concerns.

Mr. Michler asked why they did not include all the trees in a tree protection area and Ms. Holland stated that it would be something that they talk more through at the final development plan process.

Tony Barrett, landscape architect for the applicant, stated there was a lot that needed to be accommodated on the site, and that has led to where we are today. There have been a lot of compromises and there will continue to be a dialogue throughout the final development plan stage.

Mr. Michler also asked for clarification about the intent of the tree protection area and Mr. Barrett indicated it was their intent to save the three additional Bur Oaks, but there will be clearing of some trees to allow for the parking lot. Mr. Barrett emphasized that current development plan came from listening to comments about preserving more trees.

Mr. Zach Davis stated that this was a case of an applicant listening to comments from committees and having a constructive dialogue. Additionally, Mr. Davis voiced his support for a note on the final development plan to not allow for heavy machinery to clear the area around the protected trees.

Ms. Worth thanked the Zoning Committee members for their advocacy during the process.

Applicant Comment – Ms. Holland commented that she thought that having the fence line as it currently exists without some clearing would be a substantial barrier for residents to be able to appreciate the preserved trees. She stated that having a park space around these protected trees would allow residents to appreciate the trees.

Commission Comment – Mr. Michler stated that he was happy about the reconfiguration around the trees, but he thought that preserving more trees and the natural resources will be a real amenity for the residents. He ended by stating that he hopes to see more dialogue through the next phase.

Action – A motion was made by Mr. Zach Davis seconded by Mr. Nicol and carried 8-0 (Owens, Pohl, and J. Davis absent) to approve PLN-MAR-24-00006: DENTON FLOYD REAL ESTATE GROUP for reasons provided by Staff.

Action – A motion was made by Mr. Z. Davis seconded by Mr. Nicol and carried 8-0 (Owens, Pohl, and J. Davis absent) to approve PLN-MJDP-24-00018: COVENTRY (BELMONT FARM) LOT 6 with the revised conditions provided by Staff.