

REVISED STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-19-00009: WINTERWOOD, INC.

COMPREHENSIVE PLAN COMPLIANCE



In the period following the Subdivision and the Zoning Committee meetings, the applicant met with the staff to revise their development plan in order to address the concerns described within the original Staff Report and the comments during the Committee meetings. The applicant has modified their development plan to address compliance with the multi-family design standards, connections to open space, and how the proposed plan emphasizes geographic features that are unique to the site. Staff can now recommend approval of the proposed zone change from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, as the proposal meets the 2018 Comprehensive Plan Goals and Objectives, and development criteria.

STAFF RECOMMENDS: **APPROVAL**, FOR THE FOLLOWING REASON:



1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning encourages the expansion of housing choices (Theme A, Goal #1), while also supporting infill and redevelopment (Theme A, Goal #2), and providing well-designed neighborhoods (Theme A, Goal #3).
 - b. The proposed rezoning works to achieve an effective and comprehensive transportation system (Theme D, Goal #1) by better utilizing and supporting the multi-modal system along Versailles Road and by properly terminating Hill Rise Drive.
 - c. The proposal seeks to accommodate the demand for housing in Lexington responsibly, prioritizing affordable higher-density residential and a mixture of housing types (Theme A, Goal #1, Objective b.).
2. 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 Location as the site creates a residential development that is pedestrian-friendly, while also providing access to focal points and public green space. Additionally, the proposed rezoning seeks to increase the intensity of use on an underutilized, vacant parcel of land, while also minimizing the impacts on the surrounding environment and communities.
 - b. The proposed rezoning includes safe facilities for the potential residents of the site by prioritizing multi-modal connections and by connecting the site to the Versailles Road corridor and adjoining developments. These improvements address the Transportation and Pedestrian Connectivity development criteria of the 2018 Comprehensive Plan.
 - c. The proposed rezoning meets the criteria for Greenspace and Environmental Health as it works with the current landscape, limits the impacts on the surrounding environment, maintains many of the current tree lines and canopy, and provides delineated access to the open space.
3. This recommendation is made subject to approval and certification of PLN-MJDP-19-00031: Winterwood, 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
6/26/19

Planning Services/Staff Reports/MAR/2019/PLN-MAR-19-00009 Winterwood, Inc_REVISED.doc