

**REVISED STAFF REPORT ON PUD-2 ZONE LUIGART MAKER SPACES SITE INVENTORY
 AND SITE ANALYSIS REVIEW**

MAR 2015-6: NoLi CDC CORPORATION

This report is provided to offer a review of Article 22B requirements for a zone change to a PUD-2 zone.

Applicable Regulations:

Article 22 – Appendix B: LUIGART PLANNED UNIT DEVELOPMENT (PUD-2) ZONE

22B-7(b)(1) SITE INVENTORY - The inventory shall include text and map information indicating existing vegetative cover, including tree stands and the general type and size of trees; any existing utilities on site; the location and use of any existing structures on the site; identification and location of any historic structures or other natural or man-made features of historic interest; any existing easements; and any other significant site features. When a Planned Unit Development Plan is required, the inventory shall also include soil types and their locations and development limitations; and existing drainage features, including watercourses, natural swales, ponds, floodplains, etc.

22B-7(b)(2) SITE ANALYSIS AND RECOMMENDATIONS - Based on the site inventory information, a Site Analysis, including recommendations, shall be provided. The Site Analysis may recommend public infrastructure improvements, uses, scale and context, in keeping with the stated intent of the PUD-2 zone.

Site Inventory Requirements:

<input checked="" type="checkbox"/>	<p>existing vegetative cover, including tree stands and the general type and size of trees Pervious Area map is provided. No treestands remain in the LuigArt PUD-2 area, and mature trees are located within front yards (36) and back yards (~100). Trees on the 19 properties proposed for rezoning range in size from 3" to 36" DBH. The following species were identified in the inventory: Ailanthus, Box Elder, Silver Maple, Hackberry, Black Walnut, White Mulberry, Flowering Crab Apple, Bur Oak, Black Locust, Eastern Arbor Vitae, and American Elm. Four of the identified trees are defined as significant trees by Article 26 of the Zoning Ordinance due to their species (Bur Oak and American Elm) and size (Silver Maple). All four of these trees are located on the north side of York Street on either 137 or 151 York Street.</p>
<input checked="" type="checkbox"/>	<p>any existing utilities on site Drainage Systems map with sanitary sewer lines and storm sewer inlets identified is provided. Overhead utility lines and poles serve the area (electric and communications), and water and natural gas lines also serve the entire area.</p>
<input checked="" type="checkbox"/>	<p>location and use of any existing structures on the site Impervious Area map, Existing Land Use map are provided.</p>
<input checked="" type="checkbox"/>	<p>identification and location of any historic structures The former Luigart & Halting Malt Factory (initially a hemp processing factory) is located at 110 Luigart Court. It is a 2-story, brick building with 15,000 square feet of space. It was believed to be one of the last remaining steam-powered hemp factories in the region. The surrounding Luigart structures, formerly the administrative offices and residences of the factory management staff stand at 746 and 754 N. Limestone, and 103 and 107 Luigart Court.</p>
<input checked="" type="checkbox"/>	<p>identification and location of other natural or man-made features of historic interest Neighborhood growth through time provides this information.</p>
<input checked="" type="checkbox"/>	<p>any existing easements No known easements exist on the 19 properties submitted for consideration.</p>
<input checked="" type="checkbox"/>	<p>any other significant site features Neighborhood Circulation map, Housing types data, Lot Width map, Building Height map, Occupancy map, and Building Condition map, and photos of every structure within the LuigArt PUD-2 area boundary are provided. This information is useful in establishing the context and general character of the area, especially if a development plan is considered in the future.</p>

Additional PUD Plan Requirements (if a development plan is necessary)

<input checked="" type="checkbox"/>	<p>soil types and their locations and development limitations Fayette County Soil Map provided, with general location of LuigArt PUD-2 being located within the Maury-McAfee soil type. This soil type is “undulating, deep and moderately deep, well-drained soils in high phosphate; on uplands.” This soil type is common throughout Fayette County. However, it is noted that the subject area is within an urban environment where the soils are highly disturbed due to human activity over the past 200 years.</p>
<input checked="" type="checkbox"/>	<p>existing drainage features, including watercourses, natural swales, ponds, floodplains, etc. Drainage systems map is provided. No watercourse, ponds or floodplains exist within the LuigArt PUD-2 area.</p>

Site Analysis & Recommendations:

The following recommendations were suggested by NoLi CDC after reviewing the site inventory:

- Preserve the historical “fine graining” of the neighborhood by maintaining the narrow lot frontages that characterize this neighborhood.
- Design new structures to be sympathetic to the vernacular historical building forms, material and expressions as indicated in this site analysis.
- Preserve and rehabilitate one or more existing structures as their structural integrity allows, as examples of that neighborhood history.
- Reduce the amount of pervious area as little as feasible in development areas.
- Install street trees where not present; location, spacing, and species per LFUCG Standards (Planting Manual and Subdivision Regulations).
- With new services, NoLi CDC will convert power and communications lines to underground-type service to eliminate as much overhead “visual clutter” as possible.

Staff Recommendation:

The staff would suggest the following changes to the “Recommendations” section of the site analysis as follows:

- a. Include a recommendation that states, “Design accessory uses and structures to complement the primary structure’s scale, massing, and architectural features.”
- b. Include a recommendation that states, “Protect all significant trees, as designated by Article 26 of the Zoning Ordinance. If removal is necessary, a mitigation plan shall be developed to replace the canopy of such trees.”

Staff Finding(s):

1. The applicant has provided documentation for the LuigArt PUD-2 Zone, as required by Article 22B-7(b)(1) of the Zoning Ordinance. This information was utilized by the applicant to draft guiding recommendations for future redevelopment in the area available for LuigArt PUD-2 zoning.
2. The six recommendations proposed by the applicant, along with staff’s recommendations for two additional recommendations, will help insure that the changes planned for the LuigArt area remain complementary to the remainder of the neighborhood.