

Amendment to Article 22 for a Planned Unit Development 2 (PUD-2) Zone

ZOTA 2014-7
Planning Commission Public Hearing
October 23, 2014

Purpose

- To create the LuigART PUD-2 Zone to facilitate the LuigART Maker Spaces project.
 - LuigART Maker Spaces is an innovative live-work zone designed to invest in the near downtown neighborhood located along North Limestone, between W. Seventh Street and the R.J. Corman railroad line.
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Planned Unit Development Zones

- Lexington's Article 22 for Planned Unit Development (PUD) Zones is a zoning tool that allows for innovation which may not be accomplished with more traditional zoning practices.
 - It is intended that PUD zones be established to encourage innovative design and the use of qualified professionals to provide for flexibility, to promote efficient use of land, to minimize conflicts, to further the implementation of the Comprehensive Plan, etc.
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What is a "maker space"?

- A "maker space" is a physical location where people gather to share resources and knowledge, work on projects, network, and build.
(EDUCAUSE, 2013)
 - The proposed maker space near Luigart Court are centered around artist endeavors.
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LuigART PUD-2 Zone

- Existing zoning does not provide adequate flexibility
- "Sustainability Plan" includes:
 - Homeownership and equity programs
 - Artist-in-residence
 - Visiting artist housing
 - Gallery space for artists, makers and partner organizations



Aerial Map



LuigART PUD-2 Zone

- Remove the typical zoning barriers within existing urban context to encourage redevelopment and rehabilitation of the area
 - Two-step approach to design standards, with Planning Commission review if more significant changes are proposed to a property
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LuigART PUD-2 Zone

New definitions

- Live/work space
 - Artist studio
 - Artisan food and beverage production
 - Artisan manufacturing
 - Digital makerspace
 - Urban agriculture
 - Visiting artist housing
 - Accessory dwelling unit
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LuigART PUD-2 Zone

Different approach to parking requirements

- No off-street parking requirement
 - Maximum vehicular use area (VUA) coverage to limit the potential impact of surface parking to the character of the neighborhood
 - On-street parking is already available and alternative modes of transportation are encouraged in the neighborhood
 - Off-street parking available for special events
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LuigART PUD-2 Zone

- Site inventory and site analysis standards and recommendations will be provided during the re-zoning process
- Development Plan applications will be evaluated against the site analysis standards and recommendations

LuigART PUD-2 Zone

- Development plans will be prepared by a registered architect and at least one other design professional

Staff Recommendation

□ **Approval** of petitioner's revised text

□ **Findings:**

1. The current Zoning Ordinance is able to accomplish the task of creating a unique zoning tool through the use of Article 22, where a Planned Unit Development can be designed to allow for innovation that may not be accomplished using traditional zoning techniques.
 2. The proposed text amendment to establish the LuigART Planned Unit Development-2 (PUD-2) zone will permit a mixed-use district near the North Limestone and Loudon Avenue intersection that will encourage homeownership and equity programs, an artist-in-residence program, visiting artist housing, a business incubator and gallery space.
 3. The proposed PUD-2 zone will allow an innovative program that supports the 2013 Comprehensive Plan and the 2009 Central Sector Small Area Plan. The following Themes of the 2013 Comprehensive Plan are supported by the proposed text amendment: Protecting the Environment (Theme B), Improving a Desirable Community (Theme D), Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land (Theme E), and Implementing the Plan for Lexington-Fayette County and the Bluegrass (Theme F).
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