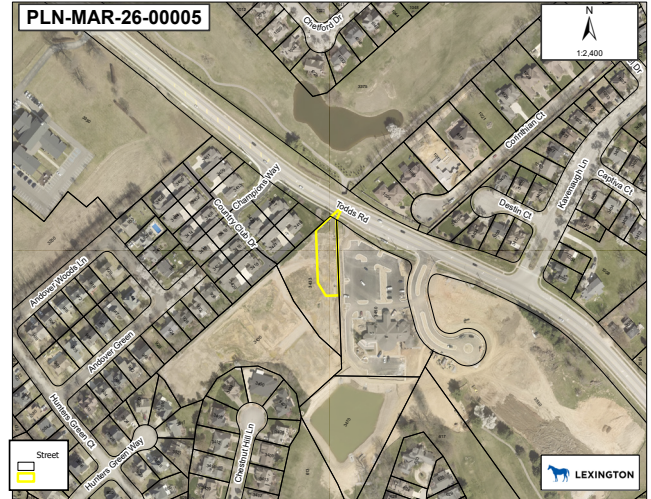


# STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC

## DESCRIPTION OF ZONE CHANGE

Zone Change:	From a Townhouse Residential (R-1T) zone To a Neighborhood Business (B-1) zone
Acreage:	0.368 net (0.379 gross) acres
Location:	3433 Country Club Drive (a portion of)



## EXISTING ZONING & LAND USE

PROPERTIES	ZONING	EXISTING LAND USE
Subject Property	R-1T	Vacant
To North	R-1T, R-3	Residential
To East	B-1	Restaurant/ Event Space
To South	R-1T/A-U	Greenspace
To West	R-1T	Residential

## URBAN SERVICE REPORT

**Roads** - The subject property is located on the south side of Todds Road (KY 1927), which has a three-lane cross-section with bike lanes and a dedicated right-turn lane along the property's frontage.

**Curb/Gutter/Sidewalks** - Sidewalks, curbs and gutters exist along Todds Road, which were constructed by the KYTC during the road widening project in 2015. Curbs, gutter and sidewalks are required on all public and private streets, and will be provided by the applicant.

**Storm Sewers** - The subject property is located in the East Hickman watershed. Storm sewers are available along the frontage of the subject property; however, due to the location of the proposed development relative to the topography of the site, the developer will be required to provide these facilities and upgrade existing facilities that are impacted at the time this property is developed. The site is not located within a FEMA Special Flood Hazard Area, although drainage from the golf course has been an ongoing concern of the neighborhood.

**Sanitary Sewers** - The subject property is located in the East Hickman sewer shed and is served by the West Hickman Wastewater Treatment facility in northern Jessamine County.

**Utilities** - All utilities, including natural gas, electric, water, phone, cable television, and internet are available in the area.

**Refuse** - The Urban County Government serves this area with refuse collection on Fridays. Supplemental service may be necessary for higher-density residential and commercial uses.

**Police** - This area is served by the East Sector Roll Call Center, located approximately seven miles to the southwest on Clearwater Way.

**Fire/Ambulance** - The nearest fire station (#21) is located less than ¾ mile west of the subject property at the intersection of Mapleleaf Drive and Dabney Drive, south of Man O' War Boulevard.

**Transit** - LexTran service is not available within the immediate area. The nearest route is along Man O War Boulevard which is approximately 3,500 feet to the northwest.

**Parks** - The subject property is approximately 1 mile east of Mapleleaf Forest Park, which is located on Mapleleaf Drive.

## SUMMARY OF REQUEST

The applicant is seeking a zone change from the Townhouse Residential (R-1T) zone in order to expand an existing parking lot.

## PLACE-TYPE

**ENHANCED NEIGHBORHOOD**

An existing residential area to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options. Development should be context-sensitive to surrounding areas and should add to the sense of place. Incorporating multimodal connections is crucial to neighborhood success and viability.

## DEVELOPMENT TYPE

**LOW DENSITY NON-RESIDENTIAL MIXED-USE**

Primary Land Use, Building Form, & Design  
Primarily neighborhood-serving commercial uses, services, places of employment, and/ or a mix of uses within low to mid-rise structures appropriately scaled to the surrounding neighborhood. Mixed-use structures can include a mix of residential, commercial, services, and/or employment uses, and an activated and pedestrian-scale ground level should be provided. Developments with a residential component are generally non-residential on the ground floor with units above, providing opportunities for live/work arrangements. The retail/service options typically include boutique-type establishments, neighborhood restaurants or pubs, and/or neighborhood-serving services like dentists, daycares, etc., and the places of employment are small offices.

Transit Infrastructure & Connectivity  
Bicycle and pedestrian connections to adjoining neighborhoods, and buildings oriented to the street are required to ensure the non-residential enhances nearby neighborhoods by creating a truly walkable environment.

Parking  
Parking should be minimized and, where necessary, located internally.

## PROPOSED ZONING



The intent of this zone is to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. This zone should be located in areas of the community where services and facilities are/will be adequate to serve the anticipated population. This zone should be oriented to support and enhance a residential neighborhood. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

## PROPOSED USE



The petitioner is proposing the Neighborhood Business zone to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility. The request would result in the addition of twenty six (26) new parking spaces.

## APPLICANT & COMMUNITY ENGAGEMENT



The applicant has met with the business owners that the proposed parking lot would serve.

## PROPERTY & ZONING HISTORY



The subject property was located within the Agricultural Urban (A-U) zone at the time of the comprehensive rezoning of Fayette County in 1969. In 1987, the property was rezoned to the R-1D zone (87-47) as part of the Andover development and most recently to the R-1T zone (PLN-MAR-19-00004) when the golf course began redeveloping.

## COMPREHENSIVE PLAN COMPLIANCE



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.

### GOALS, OBJECTIVES, & POLICIES

The applicant opines that they are in agreement with the adopted Goals and Objectives of the 2045 Comprehensive Plan. The applicant opines that the Comprehensive Plan strongly supports the types of neighborhood-oriented businesses that the proposed parking is intended to serve. The applicant states that the restaurant, exercise facility and event space are a well utilized addition to the community. The applicant argues that the neighborhood open spaces and greenspace amenities meet Theme A, Goal 2.c and Theme A, Goal 3.b which calls for neighborhoods that are connected for pedestrians and various modes of transportation. Additionally, the applicant states that the proposal will have minimal environmental impact (Theme A, Goal 3.c) while supporting a community gathering space and focal point (Theme A, Goal 3.d).

The applicant also cites several policies of the 2045 Comprehensive Plan that they opine are being met with this request. The petitioner states that the request provides multi-modal access (Design Policy #4, #5 and #7) while reinvesting in an existing neighborhood (Design Policy #10) to retrofit an incomplete suburban development with services and amenities to improve quality of life and meet climate goals (Density Policy #3). Finally, the applicant states that adding safe parking spaces demonstrates compliance with Equity Policy #9 and will help attract and retain a vibrant workforce by improving, amenities and entertainment options (Livability Policy #6). Staff agrees that these aspects of the Comprehensive Plan can be met with this request.

### PLACE TYPE, DEVELOPMENT TYPE, AND ZONE

In an effort to allow for the greatest contextual development of Lexington's Urban Service Area, applicants are asked to identify a Place-Type based on the location of the subject properties. Within each Place-Type there are recommended Development Types based on the form and function of the proposed development. Based on the Place-Type and Development Type there are also several recommended zones that are most appropriate based on the Goals, Objectives, and Policies of the Comprehensive Plan. While these zones are the ideal zoning categories to develop within a specified area, other zones may be considered, provided there is an appropriate justification addressing the unique situation and provided the development is able to adequately meet the associated Development Criteria.

The applicant indicates that the project is located within the Enhanced Neighborhood Place-Type and is a Low Density Non-Residential/ Mixed-Use Development Type. The subject property is located adjacent to established neighborhoods with basic multi-modal connections to neighborhood-serving amenities which concurs with the description of Enhanced Neighborhood. Additionally, this property adheres to most of the metrics specified for the Low Density Non-Residential/Mixed-Use Development-Type, which call for neighborhood-focused commercial, multi-modal access as well as minimizing parking.

### DEVELOPMENT CRITERIA

The development criteria for a zone change are the distillation of the adopted Goals and Objectives, as well as the policies put forth in the 2045 Comprehensive Plan. The development criteria for development represent the needs and desires of the Lexington-Fayette Urban County community in hopes of developing a better built environment. The applicable criteria are defined based on the proposed Place-Type and Development Type.

#### 1. Land Use



Staff finds that the request meets the criteria for Land Use, as the request expands the ability to accommodate vehicular traffic for local residents(A-DS12-1 and E-ST8-2), and does not detract from the existing pedestrian facilities on-site (A-DN3-1).

2. Transportation, Connectivity, and Walkability

Staff finds that the request meets the criteria for Transportation, Connectivity, and Walkability as the development retains the connectivity with the existing neighborhood and planned townhome development (A-DS4-1), and utilizes shared parking among the three businesses located on the adjacent property (C-PS10-1).

3. Environmental Sustainability and Resiliency

The proposal meets the requirements for Environmental Sustainability and Resiliency, as the proposed plan does not require removal of any trees (B-PR7-1). Additionally, the applicant states that the proposal can be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).

4. Site Design

Staff finds that the request meets the criteria for Site Design, as the businesses located on the adjacent property provide amenities within neighborhood focused open spaces (A-DS9-1), and the request does not result in over-parking (C-PS10-2).

5. Building Form

Staff finds that the request meets the requirements for Building Form as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).

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



1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
  - a. The addition of the parking will help ensure the continued viability of a neighborhood amenity and gathering point (Theme A, Goal 3.d).
  - b. The proposal will ensure that the site remains accessible by various transportation modes (Theme A, Goal #3.b).
  - c. The proposal can be constructed with minimal environmental impact (Theme A, Goal #3.c).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
  - a. The site has multi-modal access (Design Policy #4, #5 and #7).
  - b. The project invests in an existing neighborhood (Design Policy #10).
  - c. The proposed parking expansion increases access to neighborhood amenities (Livability Policy #6).
3. The requested Neighborhood Business (B-1) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
  - a. The proposed rezoning meets the criteria for Land Use, as the request expands the ability to accommodate vehicular traffic for local residents(A-DS12-1 and E-ST8-2), and does not detract from the existing pedestrian facilities on-site (A-DN3-1).
  - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the development retains the connectivity with the existing neighborhood and planned townhome development (A-DS4-1), and utilizes shared parking among the three businesses located on the adjacent property (C-PS10-1).
  - c. These proposed rezoning meets the criteria of Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).

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



- d. The proposal addresses the criteria for Site Design as the businesses located on the adjacent property provide amenities within neighborhood focused open spaces (A-DS9-1), and the request does not result in over-parking (C-PS10-2).
  - e. The proposed rezoning meets the criteria for Building Form, as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-26-00015: LOCHMERE, TRACT 4, LOT 1B (A PORTION OF)(ANDOVER GOLF COURSE) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.