

SUPPLEMENTAL STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT PLN-MAR-19-00014: F2 COMPANIES



STAFF REVIEW

In the period following the Subdivision and Zoning Committee meetings, the applicant provided supplemental documentation regarding the proposed development and its agreement with the 2018 Comprehensive Plan. The new information provided by the applicant addresses many of the multi-family design standards (A-DS3-1) recommended by the Comprehensive Plan. While the applicant has sufficiently addressed the multi-family design standards for the zone change process, at the time of final development a greater amount of detail should be provided regarding safe pedestrian circulation internal to the site (SP.6 and SP.12). The applicant has worked diligently to provide an active street frontage and amenities to potential residents within the subject property. It is imperative that those who choose to live at this location are able to safely traverse between buildings and to the transit and pedestrian facilities along the Angliana Avenue frontage. Additionally, at the time of the final development plan the applicant should provide the Planning Commission and staff more detailed descriptions regarding the structure articulation and how the facades will be addressed. The applicant also provided a description of the sheltered space they are proposing for the depicted transit stop along the frontage of the property (A-DS1-1), direct pedestrian linkages to the proposed transit stop (A-DS1-2), and incorporated a safe pull-off for food delivery and ride sharing within the proposed development (E-ST3-1).

Staff can now recommend approval of the proposed zone change from a Wholesale and Warehouse Business (B-4) zone to a High Rise Apartment (R-5) zone, as the proposal is in agreement with the 2018 Comprehensive Plan, including the applicable Goals and Objectives, Policies, and Development Criteria.

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



1. The requested High Rise Apartment (R-5) zone is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed rezoning accommodates the demand for housing in Lexington responsibly, prioritizing higher density apartments, at a density of 68.75 dwelling units per acre, (Theme A, Goal #1), while also supporting infill and redevelopment of an underutilized property, and replacing a warehouse structure with modern, safe, and dense housing (Theme A, Goal #2).
 - b. The proposed development provides a well-designed neighborhood (Theme A, Goal #3) by varying the mobility patterns of potential residents, and promoting alternative modes of transportation, specifically focusing on the availability of transit services including Lextran Routes 8, 12, 13, and 15.
 - c. The proposed new transit stop along the frontage of the subject property will help reduce dependency on passenger vehicles in the area (Theme D, Goal #1.a and c).
 - d. The proposed development's proximity to the University of Kentucky's campus and the increased opportunities for various mobility patterns can reduce Lexington-Fayette County's reliance on automotive-centric mobility patterns and reduce our carbon footprint (Theme B, Goal #2)
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 supports pedestrian mobility, while also providing access to focal points and private open space. Additionally, the proposed rezoning seeks to increase the intensity of use along a collector street, prioritizing a higher density residential development.
 - b. The proposed rezoning includes safe facilities for the potential residents of the site by prioritizing multi-modal connections and increasing bike and pedestrian facilities. 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, reduces the amount of impervious surfaces, limits the impacts on the surrounding environment, and provides new private amenities and access to open space.
3. This recommendation is made subject to approval and certification of PLN-MJDP-19-00045: Haynes Brothers Properties, 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.