

**STAFF REPORT ON AMENDED PETITION FOR ZONE MAP AMENDMENT**

**PLN-MAR-16-00010: LEXINGTON HOME OWNERSHIP COMMISSION II, INC. (AMD)**

**DESCRIPTION**

**Zone Change:** From a Planned Neighborhood Residential (R-3) zone with restrictions  
To a High Density Apartment (R-4) zone

**Acreage:** 0.48 net (0.58 gross) acre

**Location:** 366 and 370 Glen Arvin Avenue

**EXISTING ZONING & LAND USE**

<b><u>Properties</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Land Use</u></b>
Subject Properties	R-3 w/ cz	Vacant
To North	R-2	Single Family Residential
To East	R-2	Single Family Residential
To South	R-2	Single Family Residential
To West	A-U	Cemetery

**URBAN SERVICES REPORT**

**Roads** – Glen Arvin Avenue is a thirty-two foot wide local residential street north of downtown. Glen Arvin Avenue intersects with Newtown Pike (KY 922) across from the Lexington-Fayette County Health Department and continues west and south, crossing Georgetown Road (US 25) and stubbing into the Cove Haven Cemetery, immediately adjacent to the Lexington Cemetery. Georgetown Road is a two-lane urban arterial with approximately 10,000 vehicles traveling this portion of the roadway on a daily basis.

**Curb/Gutter/Sidewalks** – Glen Arvin Avenue is currently built with a full complement of curbs, gutters, and sidewalks.

**Storm Sewers** – The subject property is located within the Town Branch watershed. Storm sewers are existing within the Glen Arvin right-of-way; however, the property generally slopes to the southwest, toward Ash Street. For this reason, the petitioner has plans to connect to the storm sewer system along Ash Street via an easement through an adjoining parcel to the south. The subject property, being less than one acre in size, will not likely require additional storm water facilities to be constructed.

**Sanitary Sewers** – The sanitary sewers exist within the Glen Arvin Avenue right-of-way and are believed to be adequate for the additional proposed dwelling units. The subject properties are located within the Town Branch watershed, which is served by the Town Branch Wastewater Treatment Facility, located on Old Frankfort Pike, east of New Circle Road.

**Refuse** – This area is served by the Urban County Government refuse collection, with collection days on Thursdays.

**Police** – The subject properties are located within the Central Sector, although the nearest police station is the main headquarters, located on East Main Street, approximately two miles from the subject properties to the southeast.

**Fire/Ambulance** – The nearest fire station to the subject properties is Station #10, located less than one mile to the northeast of the subject property on Finney Drive, southeast of the intersection of Georgetown Road and New Circle Road.

**Utilities** – All private utilities, including natural gas, cable television, electric, telephone, and water service are currently supplied to this area, and are expected to be extended to the subject site as it develops.

## **COMPREHENSIVE USE PLAN AND PROPOSED USE**

The 2013 Comprehensive Plan recommends planning for safe affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal 1); supporting infill and redevelopment as a strategic component of growth, including compact and contiguous growth (Theme A., Goal 2 and Theme E., Goal 1b); providing for a variety of housing types in all neighborhoods (Chapter 3: Growing Successful Neighborhoods); and encouraging affordability in housing for all citizens and encouraging infill opportunities outside of downtown (Chapter 7: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land).

The petitioner proposes an R-4 zone in order to develop 11 townhomes and off-street parking on the subject property, which is in excess of the existing conditional zoning (residential density) restrictions approved for this site in 2006. They desire to provide affordable housing options within the community with this development.

## **CASE REVIEW**

The petitioner has requested a zone change from a Planned Neighborhood Residential (R-3) zone to a High Density Apartment (R-4) zone for approximately ½ of an acre of property located at 366 and 370 (formerly known as 372 and 372½) Glen Arvin Avenue.

The subject properties are located at the terminus of Glen Arvin Avenue, where the roadway stubs into the Cove Haven Cemetery, about a block west of Georgetown Road. They are located on the south side of Glen Arvin Avenue, and are currently vacant. The Cove Haven Cemetery, located to the west of the property, is within an A-U zone. A majority of Glen Arvin Avenue is characterized by low to medium density residential housing to the north, south and east of the subject property, all within the R-2 zone. This entire area is located within the community's designated Infill and Redevelopment Area.

The historic pattern of development in the neighborhood, specifically along Glen Arvin Avenue, has been for single-family detached housing. The average density of existing residences along Glen Arvin is about 5 dwelling units per net acre. Faith Community Housing, a local non-profit housing organization rezoned the subject properties to the existing R-3 zone in 2006. At that time, the 2001 Comprehensive Plan recommended Medium Density Residential future land use for the subject property, which was defined as 5–10 dwelling units per net acre. In order to make a finding that the proposed zone change was in substantial agreement with the Plan, the applicant agreed to restrict the properties to a maximum density of 5 units (10.42 dwelling units per acre).

Since the zone change was approved, the properties, along with a number of others, were conveyed to the petitioner, which is subsidiary of the Lexington-Fayette Urban County Housing Authority. However, no plans have progressed for the site until recently.

During the course of the past decade, provision of affordable housing has continued to be an important goal of the community, and it remains enumerated in the 2013 Comprehensive Plan. The petitioner contends that the provision for affordable housing at a higher density than was originally permitted and planned at this location meets several of the Goals and Objectives and policy statements of the current Comprehensive Plan, which no longer utilizes a land use map and specific density recommendations. The Goals and Objectives recommend: expanding housing choices within the community and planning for affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c.); supporting infill and redevelopment as a strategic component of growth, including compact and contiguous growth (Theme A., Goal 2 and Theme E., Goal 1b); providing for a variety of housing types in all neighborhoods (Chapter 3: Growing Successful Neighborhoods); encouraging affordability in housing for all citizens; and lastly, encouraging infill opportunities outside of downtown (both in Chapter 7: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land).

This development will provide attached single-family residential dwelling units, which will provide for a mixture of types of housing in the immediate area. The Housing Authority will maintain the units within their inventory as subsidized rental units for utilization by eligible low-income citizens. The subject properties were also identified as vacant in the inventory conducted for the Comprehensive Plan (see Vacant Land Map), thus the site presents an opportunity for infill development, a short distance outside of the downtown area, which is a strategic component of the community's growth management strategy. For these reasons, the staff also finds that the requested zone change is in agreement with the 2013 Comprehensive Plan.

The Staff Recommends: **Approval**, for the following reasons:

1. The requested High Density Apartment (R-4) zoning for the subject property is in agreement with the 2013 Comprehensive Plan, and its Goals and Objectives, for the following reasons:
  - a. The Goals and Objectives recommend expanding housing choices and planning for affordable and accessible housing to meet the needs of older and/or disadvantaged residents (Theme A., Goal #1 and #1.c. and Chapter 3: Growing Successful Neighborhoods). This development will provide attached single-family residential dwelling units, which will provide for a mixture of types of housing in the immediate area, and the Housing Authority will maintain the units within their inventory as subsidized rental units for utilization by eligible low-income residents.
  - b. The Goals and Objectives support infill and redevelopment of a compact and contiguous nature as a strategy for community growth (Theme A., Goal 2 and Theme E., Goal 1b). The applicant is proposing to add 11 dwelling units, at a density of 22.9 dwelling unit per acre, on property that has been identified as part of a vacant land survey.
2. This recommendation is made subject to approval and certification of PLN-MJDP-16-00025: Bradley Subdivision (Glen Arvin Townhouses), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

TLW/WLS

10/4/2016

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