

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

PLN-MAR-18-00016: LEES 2826, LLC

DESCRIPTION

Zone Change: From: Single Family Residential (R-1D) Zone
To: Planned Neighborhood Residential (R-3) Zone

Acreage: 12.58 net (13.83 gross) acres

Location: 2826 Leestown Road

EXISTING ZONING & LAND USE

<u>Properties</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Subject Property	R-1D	Vacant
To North	R-3/B-3	Planned Residential & Commercial (Plant Nursery and Landscape Business)
To East	R-3	Single-Family Residential
To South	R-1E	Single-Family Residential
To West	R-1D	Single-Family Residential

URBAN SERVICES REPORT

Roads – The subject property is located along the west side of Leestown Road (US421), which was recently improved and widened to a four-lane highway. While the current address is located along Leestown Road, any future development will front on the internal roadway system that has yet to be built. This roadway system will extend from Peaks Mill Drive and White Oak Trace, which are both local streets that stub into the site.

Curb/Gutter/Sidewalks – Curbs, gutters, and sidewalks exist along Leestown Road, as well as the build portions of Peaks Mill Drive and White Oak Trace. The internal curbs, gutter, and sidewalks for this area will be constructed by the developer.

Storm Sewers – The subject property is located within the upper reaches of the Town Branch watershed. No FEMA floodplain or major flooding problems exist on the site or in the immediate area. A detention basin is planned for the eastern corner of the site, adjacent to Leestown Road, which shall comply with the adopted Engineering Manuals.

Sanitary Sewers – The immediate area is currently served by sanitary sewers. The subject property is in the Town Branch watershed and is served by the Town Branch Wastewater Treatment Facility. There are no known problems with the existing sanitary sewers in the immediate vicinity of the subject property or this general area. Sanitary sewer capacity will need to be verified prior to the issuance of building permits for the proposed increase of density at this location.

Refuse – The Urban County Government serves this portion of the Urban Service Area with refuse collection on Thursdays.

Police – The subject property is located within the West Sector. The nearest police station is located at on Old Frankfort Pike, approximately 3 miles to the southeast of the subject property.

Fire/Ambulance – The nearest fire station (#13) is located approximately 2.5 miles southeast of the subject property, located at on Leestown Road, near Forbes Road.

Utilities – Natural gas, telephone service, internet, electric, water, streetlights, and cable television are all available to the areas surrounding the subject property. All can easily be extended to serve the proposed development.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that 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. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a rezoning to the Planned Neighborhood Residential (R-3) zone in order to allow for greater flexibility in lot sizes for single-family residences. The future development seeks to continue construction of single-family residential dwellings, with lot sizes varying from approximately 42 feet to 48 feet. By modifying the frontages of the single-family lots, the petitioner will increase the number of proposed lots from 45 to 63.

CASE REVIEW

The petitioner has requested a zone change from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone for approximately 12.5 acres of property, located along Leestown Road. The subject property is currently vacant, with two local streets, Peaks Mill Drive and White Oak Trace, stubbing into the property. While the subject property has a Leestown Road address, any future development will access the planned internal roadway system, within the Sebastian Property (a portion of the McConnell's Trace neighborhood).

The subject property is bounded by single-family residential development to the northwest, southwest, and southeast. Along the northeast portion of the site, across Leestown Road, a mix of residential (R-3) and business uses (B-3) are planned for the Great Acres Nursery site. The single-family residential development is proposed at a residential density of 5.0 dwelling units per acre.

The subject property was previously rezoned in November 2000 as part of a 103-acre parcel (Sebastian Property). This parcel was directly across Leestown Road from the entrance to Masterson Station subdivision. The initial rezoning sought a zone change from an Agricultural Rural (A-R) and an Agricultural Urban (A-U) zone, to a mix of single-family residential (R-1D and R-1E) and a Planned Neighborhood Residential (R-3) zones.

In 2000, the site was evaluated against the recommendations of the 1996 Comprehensive Plan, which recommended low and medium density residential future land use for the parcel. The applicants' request differed from the specifics of the recommendation slightly, as they proposed to relocate the medium density areas to be more compatible with the zoning approved for the adjoining properties. Rather than locating the medium density areas on the far east portion of the site adjoining low density development in the Spicewood Development, the applicants' rezoned the far west side of the property to R-3, which adjoins the R-1T zoned area of the Marshall Property. Cumulatively, the requested density did not differ from the recommendations of the 1996 Land Use Element.

With this application of the subject property, the petitioner is seeking to rezone the remaining undeveloped land from the R-1D zone to the R-3 zone, to allow for greater flexibility of lot sizes. The future development is seeking to continue with single-family residential dwellings, with lot sizes varying from approximately 42 feet to 48 feet. By modifying the frontages of the single family houses, the developer has increased the number of lots depicted on the corollary development plan from 45 to 63 lots. The increase of 19 units represents a 40% increase in density, to a residential density of 5.0 dwelling units per acre.

The petitioner opines that the zone change is consistent with the Goals and Objectives of the 2018 Comprehensive Plan by maintaining the Urban Service Boundary, while also increasing the density of housing. The petitioner indicates that the rezoning of the site will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and a mixture of housing types (Theme A, Goal #1) and supports infill and redevelopment throughout the Urban Service Area (Theme A, Goal #1.b. and #2). McConnell's Trace Subdivision has proven to be a well-designed neighborhood and this proposal is consistent with the design standards of the McConnell's Trace neighborhood, as recommended by Theme A, Goal #3. The proposed development will provide a neighborhood which is connected for pedestrians and various modes of transportation (Theme A, Goal #3.b.). In addition, by moderately increasing the density of the development, it will help to uphold the Urban Service Area concept (Theme E, Goal #1). This proposal is consistent with Theme E, Goal #1.d., which is to maximize development on vacant land within the Urban Service Area and promote use of underutilized land in a way that enhances existing urban form. The staff concurs with the applicant's justification.

The Staff Recommends: Approval, for the following reason:

1. The Planned Neighborhood Residential (R-3) zone is in agreement with the 2013 Comprehensive Plan and the adopted Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
 - a. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans prioritize a mix of housing types and densities (Theme A, Goal #1), and recommend supporting infill and redevelopment (Theme A, Goal #1.b. and Goal #2, and Theme E, Goal #1).
 - b. The Goals and Objectives of both the 2013 and 2018 Comprehensive Plans encourage maximizing development on vacant land within the Urban Service Area and promoting use of underutilized land in a way that enhances the existing urban form (Theme E, Goal #1.b.)
 - c. The proposed density increase will allow for a dwelling unit that is affordable and complements the existing pattern of development within the Sebastian Property. This proposed development will be compatible with the existing variety of housing, which will respect the context and design features of the area (Theme A, Goal #3.a.).
 - d. The corollary development plan provides street connections to complete the network within the McConnell's Trace neighborhood and will provide direct pedestrian access to Leestown Road in support of Theme D, Goal #1.a. This objective recommends support for the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
2. This recommendation is made subject to the approval and certification of PLN-MJDP-18-00064: Sebastian, Unit 3 (AMD), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.