

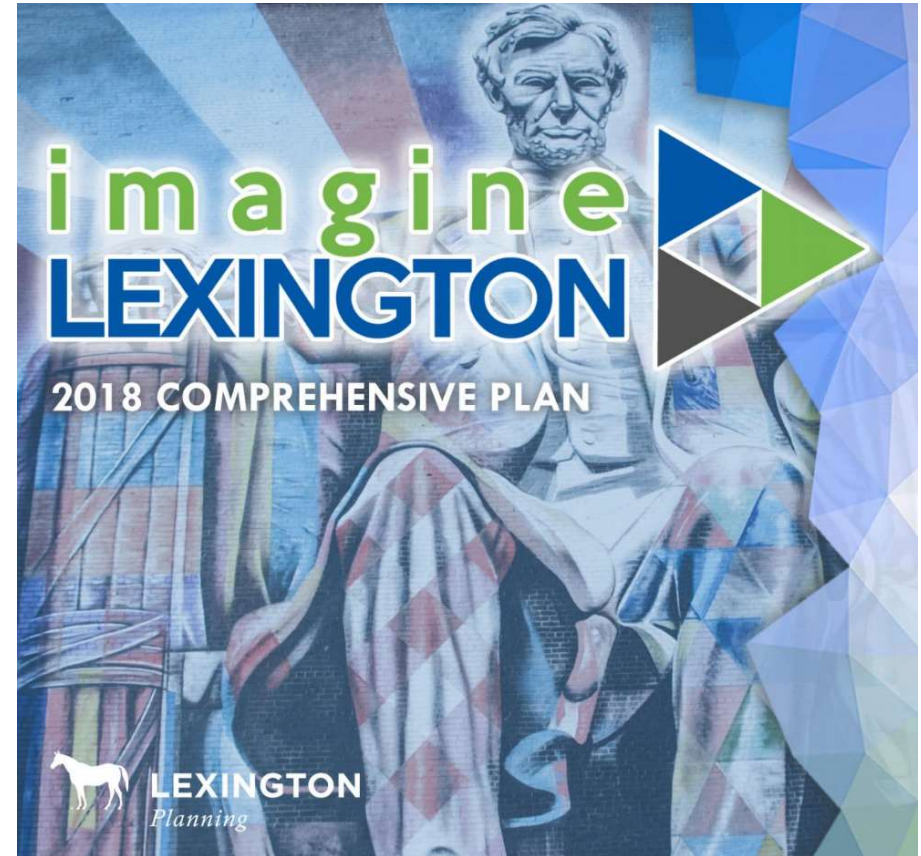
# WALLER CORRIDOR OUTREACH

*Owner Stakeholder Meeting  
Infill and Redevelopment Steering Committee*



**LEXINGTON**

## Purpose of Outreach



## Area of Interest



- Buildings shown in white indicate future University of Kentucky growth
- Area outlined in blue represents the area of interest for a potential zone change



## What does Imagine Lexington have to say?

- Our current Comprehensive Plan, Imagine Lexington, has **themes, goals, and objectives** that inform planning and zoning decisions across Fayette county.
- Some of those themes, goals, and objectives that are particularly relevant to what we are doing with what is being proposed.





## THEME A GROWING SUCCESSFUL NEIGHBORHOODS

### ✓ GOAL 1: Expand housing choices

- a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.
- d. Create and implement housing incentives that strengthen the opportunities for higher-density and housing affordability.

### ✓ GOAL 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

- a. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.

### ✓ GOAL 3: Provide well-designed neighborhoods and communities.

- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County
- b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.



## WHAT IS TRANSIT ORIENTED DEVELOPMENT?

*Transit Oriented Development (TOD) is a set of transportation and land use principles in which higher density, mixed-use development is focused around a transit stop in a high frequency transit corridor.*

- Orients mixed-use developments and highest densities around a transit corridor
- Promotes public plazas, shopping, and dining along pedestrian connections
- Creates a dense network of pedestrian and bicycle friendly travel corridors
- Promotes walkable types of development based on proximity to transit access

### How does TOD Work?

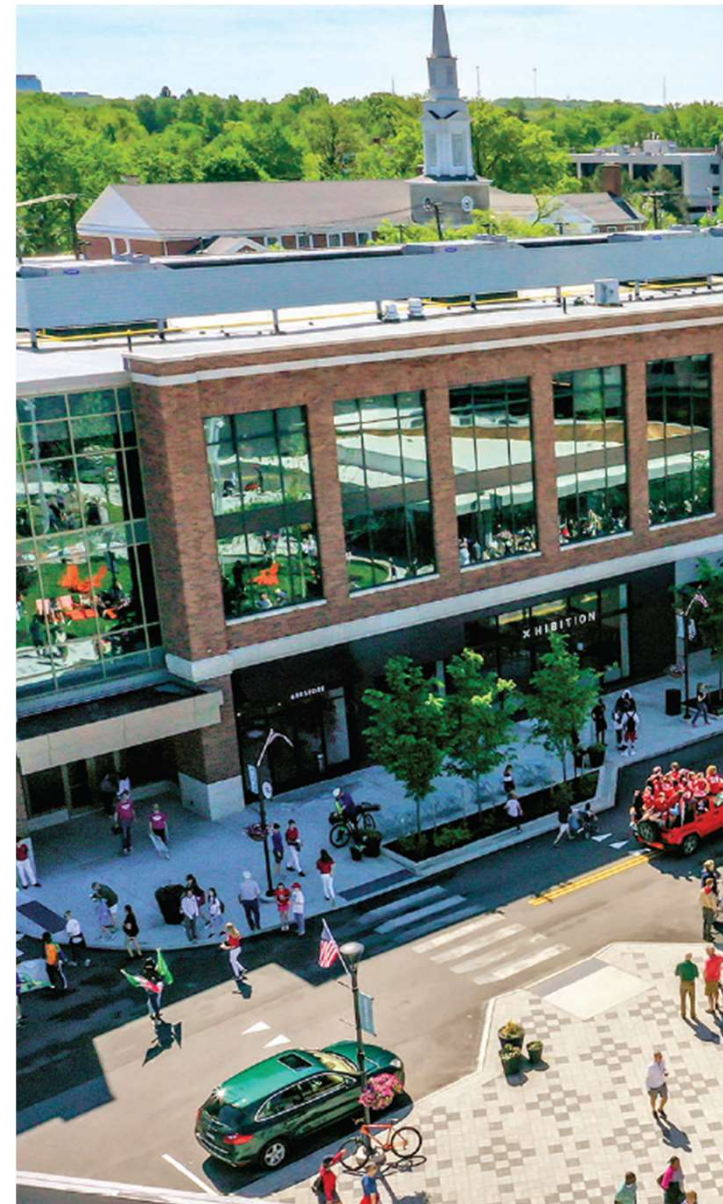
**EXISTING:** Multiple bus stops on a congested corridor



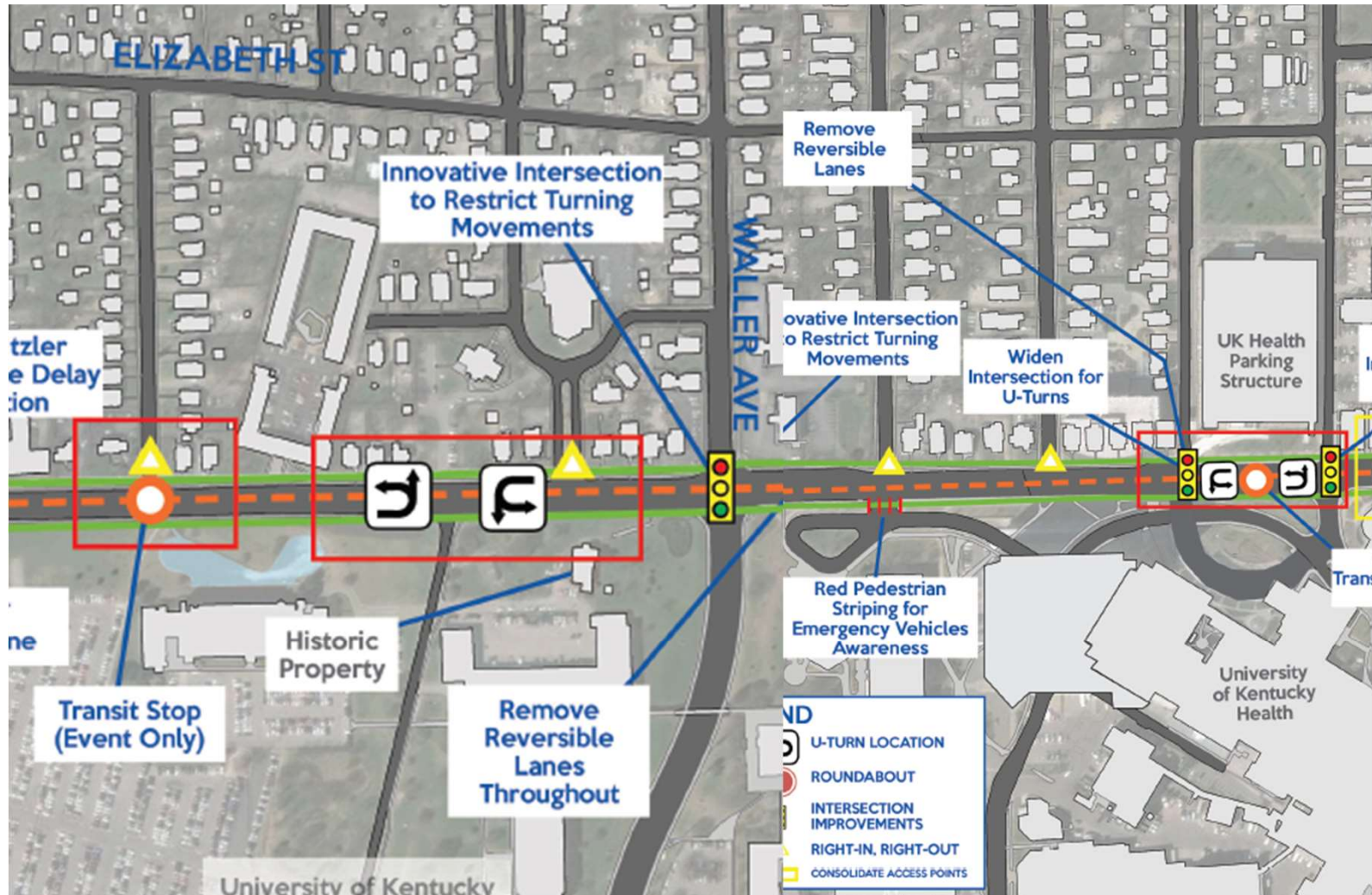
**SHORT/MEDIUM TERM:** Consolidate bus stops, increase transit frequency



**LONG TERM:** Area around transit stations develop as Live + Work + Entertainment hubs



# Imagine Nicholasville Road Recommendations



# Imagine Nicholasville Road Recommendations

## NEIGHBORHOOD TYPOLOGY

Potential Dimensional Standards*		Station Area	Transition Area	
Building Height	Min.	40' - 50'	N/A	
	Max.	40' - 60'	40'	
Required Building Setback (from future back of curb)	Nicholasville Road	Min. 10' - Max. 20'		
	Other Primary Streets	Min. 15' - Max. 25'		
	Secondary Streets	Min. 20' - Max. 35'		
Generalized Building Uses**	Nicholasville Road, Ground Floor	Commercial (Retail, Restaurant, Gallery, Services), Office, Institutional, Residential Uses		
	Other Streets, Ground Floor	Commercial (Retail, Restaurant, Gallery, Services), Office, Institutional, Residential Uses	Commercial (Retail, Restaurant), Residential Uses	
	Upper Floors	Residential Uses, Office, Institutional	Residential Uses	
Scale (Floor-to-floor)	Ground Floor Heights	16' Min.	N/A	
Ground Floor Transparency Area*** (minimum)	Primary Streets	Non-Residential	50%	N/A
		Residential	25%	20%
	Secondary Streets	Non-Residential	N/A	N/A
		Residential	20%	20%
Minimum Parking Required****	Residential Uses	0.5 space per dwelling unit		
	Non-Residential Uses	(1) space per 400 square feet		



Station Area (0.25-Mile Buffer)



Transition Area (0.5-Mile Buffer)



\* Standards are based on best practices and initial analysis of the corridor's context and character  
 \*\* Additional to uses allowed in current zoning  
 \*\*\* Measured 3' to 10' From Finished Grade  
 \*\*\*\* Parking provided shall not exceed the minimum required number of spaces, plus 50% of the min.





## How do these plans get implemented?

- All 3 of these documents/plans acknowledge the likely growth/change in the area.
- The goal is to guide development in a way that is coordinated and comprehensive.
  - Transportation (public and private)
  - Infrastructure improvements for pedestrians and cyclists
  - Provide opportunities for new complementary land uses
- Implementation requires a change to the zoning classification of the area.
- A zone change to add flexibility of both potential uses and intensity is commonly referred to as an “Upzoning.”
- In this case, the Urban County Council is exploring initiating this process.

## Current Zoning of Area

*Single Family Residential (R-1C), Two Family Residential (R-2), Planned Neighborhood Residential (R-3), Professional Office (P-1) zones*

### Existing Land Uses

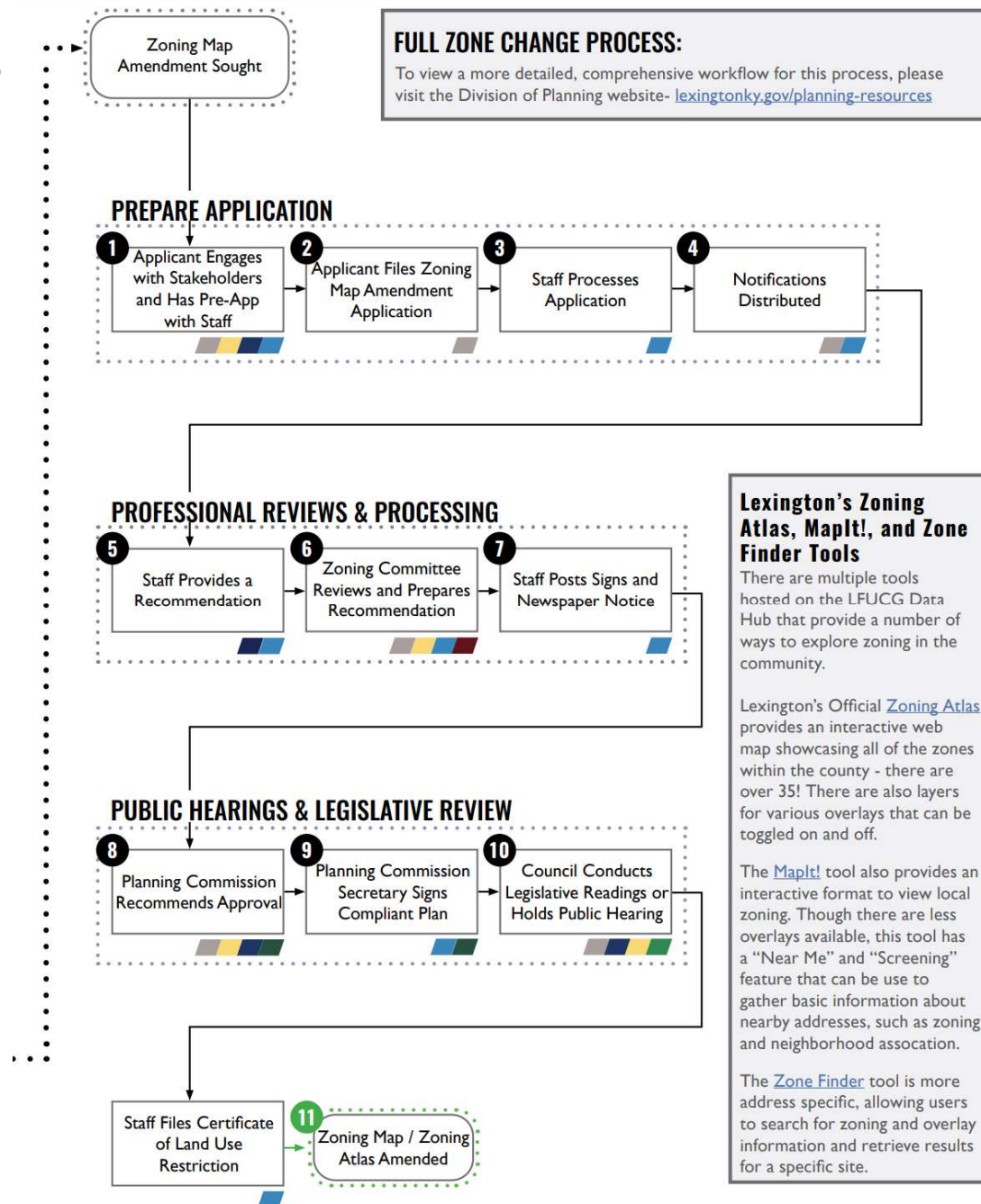
- Detached Single Family
- Duplexes
- Townhomes
- Small Multi-Family
- Professional Offices



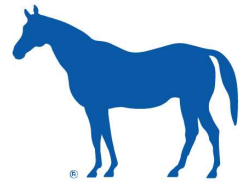


# Zone Change Process

- 4-6 Month Process
- One Committee Review\*
  - Zoning Committee
- One Required Public Hearing
  - Planning Commission Public Hearing
- Determination by Two Discerning Bodies
  - Planning Commission
  - Urban County Council



# Urban County Council Initiated Zone Change



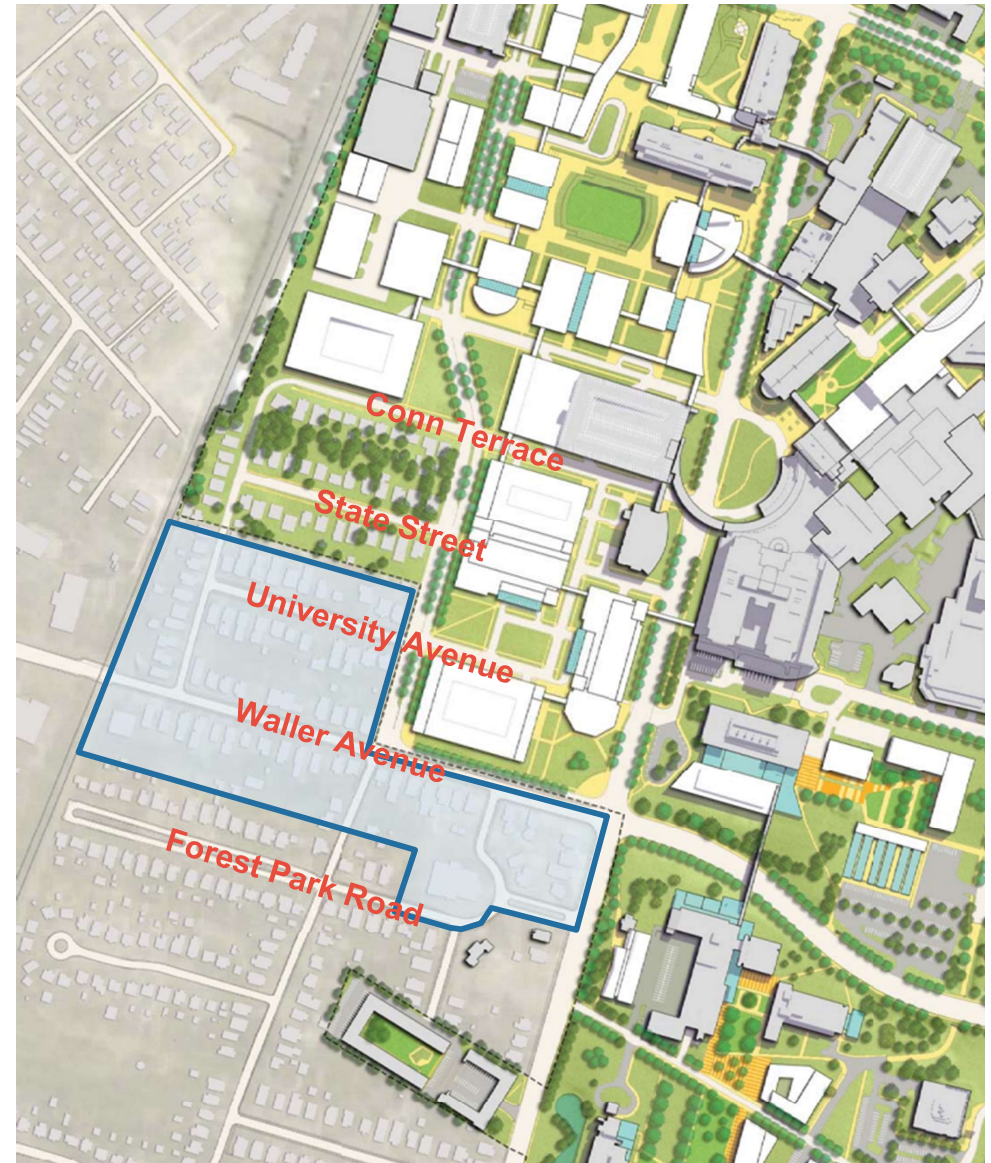
## LEXINGTON

- Initiated at Public Meeting by the Council
- Does **Not** Include an Associated Preliminary Development Plan
- In Most Cases Will Require a Final Development Plan
  - 2018 Comprehensive Plan
  - Imagine Nicholasville Road



## Benefits of Council Initiated Zone Change

- Reduced costs to property owners/future developer
- Ensures collaborative engagement with stakeholders
- Allows for continuity between various plans (Urban County and University of Kentucky)
- Implements adopted plans



## Benefits of New Zoning - Options

- R-4 High Density Residential Zone**
  - Provides for a mix/variety of housing options
- R-5 High Rise Apartment Zone**
  - Provides for greater density of residential development
- B-6P Commercial Center Zone**
  - Provides for a mix of commercial and residential development
- B-1 Neighborhood Business Zone**
  - Supports surrounding commercial and institutional establishments
- MU-2 Mixed Use Corridor Zone**
- MU-3 Mixed Use Community Zone**

# Questions and Continued Discussion

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