

May 10, 2019

Mr. William Wilson
Chairman
Lexington-Fayette Urban Co. Planning Commission
200 E. Main Street
Lexington, Kentucky 40507

Dear Chairman Wilson:

I represent Winterwood, Inc. (the "Applicant") which has filed a zone change application and an associated development plan for property located at 1812 Versailles Road in Lexington, Kentucky (the "Property" or "site"). The site is comprised of one parcel totaling 4.0 acres. The site is located off of Versailles Road in the Pine Meadow Neighborhood.

Goals and Objectives

We believe that our proposed development is in agreement with *Imagine Lexington: The 2018 Comprehensive Plan*, specifically the Goals and Objectives that encourage expanding housing choices (Theme A, Goal #1), support infill and redevelopment (Theme A, Goal #2), provide well-designed neighborhoods (Theme A, Goal #3), work to achieve an effective and comprehensive transportation system (Theme D, Goal #1), and more specifically, accommodate the demand for housing in Lexington responsibly, prioritizing higher-density residential and a mixture of housing types (Theme A, Goal #1, Objective b.). The proposed development meets these goals and objectives because the Applicant is proposing to build a multi-family affordable apartment development on the Property, which will expand housing choices in the neighborhood and improve the design of the Property to be more consistent with the surrounding multi-family uses. The Property is located off Versailles Road, and is near an existing LexTran bus stop. The proposal will also provide a higher-density use than the existing single-family residential use.

Engagement

We have met with Planning Commission staff as part of the pre-application process, and also with LFUCG Traffic Planning and Traffic Engineering to discuss the access onto Versailles Road from the property. Based upon the location of the property to Versailles Road, the proposed improvements associated with Versailles Road

Corridor Plan and the proximity of Westgate Ave., staff was concerned about traffic/pedestrian safety with access onto Versailles Road. The discussion then continued with accessibility from Hill Rise Drive for EMS & Solid Waste. In response, we have developed a design concept that will meet the requirements for access while maintaining the character of the project. We have also met with Councilman Reynolds' office to address constituent concerns. We have notified the community regarding a public meeting May 13, 2019 to be held in the Village Branch of the Lexington Public Library and have already spoken to at least one adjoining property owner

Site Description

The subject site is located within a mixed-use neighborhood that currently includes single family residences, numerous multi-family residential communities of various densities, and commercial uses of various intensity. The neighborhood also includes Cardinal Hill Rehabilitation Hospital, the Village Branch of the Lexington Public Library, Hillcrest Memorial Park, shopping areas along Versailles Road, and the Cardinal Valley Elementary School to the north on Mandalay Road. There are also a number of places of religious assembly adjacent to the subject site. The subject site is surrounded to the east and west by multi-family residential uses, and there are numerous other multi-family residential uses to the east along Versailles Road. Single-family residential uses predominate on the north side of Versailles Road in this area.

Place-Type, Development Type & Requested Zone

The Placebuilder defines seven place-types within the Urban Service Area boundary. This location is an **Enhanced Neighborhood** place-type, which is defined as:

An existing residential area that could be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options that contribute to a sustainable neighborhood. Vibrant neighborhoods include a range of uses. The development that occurs in this place-type should be context-sensitive to the surrounding area and implemented in a way that adds to the sense of place. Multi-modal connection from new elements within enhanced neighborhoods are crucial to their success and long-term viability. (page 327)

Further, the Enhanced Neighborhood place-type encourages low, medium and medium/high density residential land use, as well as medium density non-residential/mixed land use within the place-type.

Here, the most appropriate place-type for the proposed development is the Enhanced Neighborhood. The proposed development will bring additional housing

options and contribute to the vibrancy of the neighborhood. The proposed development is consistent with other medium density multi-family residential uses in the neighborhood, and is sensitive to the existing single-family residential uses. The Property is also well-connected to the existing transit infrastructure. In addition, the Applicant selected **medium density residential** as the most suitable development type for the site. We believe that the immediate area is well-served with neighborhood retail, office, community facilities, and open space; however we can increase the availability of housing options within the neighborhood. The residents that live in our development will support the surrounding uses more so than the existing single-family use.

The Placebuilder also recommends the following potential zoning categories that align with the proposed Enhanced Neighborhood place-type: R-3, R-4, MU-1, MU-2, and B-1. The zone that most closely aligns with the applicant's vision for the site is the medium density residential zone (R-3).

The subject site is currently located in a Two-Family Residential (R-2) zone, and the applicant is proposing to re-zone the Property to a Planned Neighborhood Residential (R-3) zone in order to build a multi-family development, which is a recommended zone for medium density residential in the Enhanced Neighborhood place-type. The proposed plan includes 7 two-story structures with 28 dwelling units, this represents a density of approximately 7 dwelling units per acre. The proposed development will also include a single-story 4,500 square foot Community Center. The site will have access to a transit line that runs along Versailles Road, and access to the neighborhood amenities mentioned previously.

The applicant understands the vision of the community, as outlined in *Imagine Lexington: The 2018 Comprehensive Plan*. The mission statement, goals and objectives, and the Placebuilder are furthered by the applicant's proposed development and we believe that the request is in agreement with the Comprehensive Plan for numerous reasons. Based upon the context of the site location, the applicant believes the site most closely aligns with the Enhanced Neighborhood place-type. We believe that the proposed Planned Neighborhood Residential (R-3) zone is in agreement with the place-type definition, is a suitable development type and agrees with one of the recommended zones, as established by Placebuilder.

Development Criteria

To further address the Placebuilder development criteria, the design team has prepared an annotated graphic of the proposed development plan. However, numerous other development criteria deserve further explanation and you will find the following information helpful in determining that the requested zone change is in agreement with the Comprehensive Plan.

The following design standards are being met, and are annotated on the development plan:

Site Design, Building Form & Location	Transportation and Pedestrian Connectivity	Greenspace & Environmental Health
A-DS3-1	A-DS1-2	A-DS4-3
A-DS4-2	A-DS4-1	A-EQ7-3
A-DS5-3	A-DS5-1	B-PR2-1
A-DS5-4	A-DS5-2	B-PR2-2
A-DS7-2	A-DS10-2	B-PR2-3
A-DS10-1	A-DS13-1	B-PR7-1
A-DN2-1	B-SU4-1	B-BR7-2
A-DN6-1	D-CO1-1	B-PR7-3
B-PR9-1	D-CO2-1	B-RE1-1
B-SU11-1	D-CO2-2	B-RE2-1
C-LI6-1	D-CO4-1	E-GR3-1
C-PS10-3	D-CO4-3	E-GR3-2
D-SP3-1	D-CO5-1	
E-GR9-3	D-SP1-3	
E-GR9-4	D-SP6-1	

In addition, the following information supports our assertion that the proposed zone change is in agreement with *Imagine Lexington: The 2018 Comprehensive Plan*.

Site Design, Building Form & Location	
A-DS8-1	This criteria is satisfied because Hill Rise Road connects the proposed multi-family housing development with adjacent duplex units and architectural building elements address scale, portion and material compatibility.
C-LI6-2	This criteria is satisfied because the proposed development is an affordable housing development.
C-LI7-1	This criteria is satisfied because the Property is located near the Oxford Circle shopping area and is located on a major LexTran bus route. A bus shelter is located less than 100 yards from the Property on Versailles Road.
C-PS10-2	This criteria is satisfied because the proposed development minimizes the amount of new parking while providing adequate parking for residents as required by the development code.
D-PL7-1	This criteria is satisfied because a neighborhood stakeholder meeting has been scheduled on May 13th to discuss the opportunities and constraints for the project.
D-PL9-1	This criteria is satisfied because no historical structures are located on the Property and significant canopy trees will be incorporated into the proposed development.
D-SP3-2	This criteria is satisfied because no cell tower is proposed.
D-SP9-1	This criteria is satisfied because half of the proposed units for this

	development will be fully accessible.
E-GR9-1	This criteria is satisfied because the proposed development will provide the option for live/work arrangements.
Transportation and Pedestrian Connectivity	
A-DS1-1	This criteria is satisfied because the proposed development is located on a major LexTran bus route. A bus shelter is located less than 100 yards from the Property on Versailles Road.
D-CO4-2	This criteria is satisfied because the proposed development will include a cul-de-sac at the end of Hill Rise Road.
Greenspace & Environmental Health	
D-SP2-1	This criteria is satisfied because no school is proposed with this development.
D-SP2-2	This criteria is satisfied because no school is proposed for this development.

Lastly, there are several Placebuilder development criteria that are not applicable to the proposed zone change. Those are listed below, along with a brief explanation of why they are not pertinent to our proposal and/or our site.

Site Design, Building Form & Location	
A-DS7-1	This criteria is inapplicable because parking could not be oriented to the interior or rear of the property, and is limited to locations shown on the plan, due to the narrow lot configuration
A-DS7-3	This criteria is inapplicable because no parking structure is proposed for this development.
A-DS11-1	This criteria is inapplicable because no public common space is proposed for this development.
A-DN3-2	This criteria is inapplicable because commercial space is not a part of this development.
A-EQ7-1	This criteria is inapplicable because no school site is proposed for this development.
D-PL10-1	This criteria is inapplicable because very little street frontage is available for public art due the configuration of the lot.
E-GR4-1	This criteria is inapplicable because the existing structure is not suitable for adaptive reuse based upon the proposed end-users.
E-GR5-1	This criteria is inapplicable because the existing structure does not have significant historic value.

Conclusion

Again, we would ask that you favorably consider the proposed zone change and its relationship to fulfilling the mission, goals, objectives and policies of *Imagine Lexington: The 2018 Comprehensive Plan*. The Applicant believes that the proposed development is perfectly situated for the site and will significantly improve the

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neighborhood. Thank you for your consideration of our proposed zone change and we look forward to presenting our case full at the public hearing. We are glad to answer any questions about our proposal between now and the public hearing.

Sincerely,



Clifford H. Ashburner

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