

# MURPHY & CLENDENEN, PLLC

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June 24, 2025

Mr. Larry Forester, Chairman  
and Members of the Lexington-Fayette Urban County  
Planning Commission  
200 East Main Street  
Lexington, KY 40507

Re: Supplement to Letter of Justification  
PLN-MAR-25-00007: Anderson Campus Rental Properties, LLC

Dear Chairman Forester and Members of the Planning Commission:

This letter is supplemental to the letter written to you on May 5, 2025, pertaining to the zone change for 0.431 net acre at 1104 Fern Avenue, 122 Simpson Avenue and 119 Burley Avenue. The staff has asked for some additional information on particular topics:

1. Parking demand mitigation study.

A parking study has been filed by Prime AE, and submitted to Acella.

2. Community Engagement.

A neighborhood meeting is scheduled for June 24, 2025. Results will be reported at the Planning Commission hearing.

3. Connectivity.

The applicant has revised its development plan to show sidewalk connectivity from the new development to Burley Avenue.

The staff has requested that the developer retain a vehicular driveway from Burley Avenue to a parking area behind existing townhomes. The developer would prefer to not have the vehicular connection for Secure by Design reasons. We want most of our traffic to enter off of Simpson

Avenue, near the complex office, so that incoming and outgoing traffic can be observed. There is a second way in and out, north through the complex to Export Street. Having a third entrance at the end of an isolated street, next to the railroad tracks and across from a major electric substation would, we feel, decrease the security of the development and residents.

4. Stormwater.

The staff has requested further discussion of stormwater. The property is not in any FEMA designated floodplain. On June 17, 2025, engineering representatives from the developer met with engineering staff members from the Division of Engineering and the Division of Water Quality. It was agreed that water from the University of Kentucky, coming under the railroad tracks, would be placed in a separate conduit. The stormwater generated by this development would be detained in underground vaults, which will function like a conventional detention basin in accord with LFUCG engineering standards.

Thank you for your consideration for this zone change request.

Sincerely,



Richard V. Murphy,  
Attorney for Applicant

RVM/prb