

December 6, 2023

**VIA HAND DELIVERY**

Lexington-Fayette Urban County Planning Commission  
101 East Vine Street, #700  
Lexington, Kentucky 40507

**RE: Supplement to Justification Letter Dated October 30, 2023, in Support of Zone Map Amendment for 201-235 E Maxwell St and 245-251 Stone Road Zone Change from R-4 to B-2A**

Dear Commissioners:

Please accept this Supplemental Justification on behalf of my client and the applicant, Stavroff Land and Development, Inc. (“Stavroff”). As you are aware, Stavroff is seeking to rezone approximately 2.633 (gross) acres from the Medium Density Residential (R-4) zone to the Downtown Frame Business (B-2A) zone in order to construct a multi-family development on the property. This Supplemental Justification is intended to provide further clarity as to how the proposed development complies with the Multi-Family Design Standards (The Placebuilder – Appendix A). A copy of the Applicant’s revised Preliminary Development Plan is also attached hereto for your convenience and ease of reference. The Plan contains a key which specifically details Applicant’s compliance with applicable Multi-Family Design Standards.

**A. Site Planning**

- **SP-1** – Building oriented along the site is to reinforce the street frontage along East Maxwell, Stone Avenue, and Lexington. The only fence will be located along 276 Lexington Avenue, to protect and respect the privacy of the adjacent property owner. The proposed fence will be 6 feet in height. It is envisioned that the proposed development will set the building lines and building orientation for future development along East Maxwell.
- **SP-2** – Refer to sheet PDP1.0. A significant number of units along the ground level can be accessed from the sidewalk. Stone Avenue has been lined with townhouses units on the first two floor to provide entry doors/porches for every unit along the public street. There will also be three community entries along East Maxwell.
- **SP-3** – Refer to sheet PDP1.0. All building entries are prominently visible. The main entry of the building along East Maxwell is handicap accessible.

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- **SP-4** – Setback along East Maxwell Street is consistent with other setback along adjacent properties. As previously mentioned, it is envisioned that the proposed development will set the building lines and building orientation for future development along East Maxwell. The setback along Lexington and Stone Avenue has a similar pattern to the vicinity of the project.
- **SP-5** – Refer to Sheet PDP1.0; Sidewalk along East Maxwell is improved to a width of 8 feet. Downtown Lexington, the UK campus, and other surrounding areas are easily accessible through a network of sidewalks.
- **SP-6** – Amenities of the projects are easily accessible and located at the ground level along the main entrance of the site.
- **SP-7** -The ground parking is designed to be depressed under the proposed building. Parking can be accessed from multiple locations for pedestrian and vehicular use. The parking garage will be designed in compliance with Article 16 of the Zoning Ordinance. The subject property is located within 1,250 linear feet of the Transit Center Garage and 1650 linear feet of the Helix Garage, refer to Exhibit E1.
- **SP-8** – Not Applicable.
- **SP-9** – All dwelling units have access to the open space area and majority of the units will have direct view to the open space, refer to Sheet PDP1.0. The subject property is located less than half a mile from multiple public parks and areas with large open/green spaces along the UK campus. Parks that are accessible to the site are: Phoenix Park, Courthouse Plaza, Woodland Park, and Thoroughbred Park. Refer to Exhibit E1.
- **SP-10** – The site is well connected through an extensive network of vehicular and pedestrian access to the surrounding area, amenities, and open space.
- **SP-11** – The site is well connected through an extensive network of vehicular and pedestrian access to the surrounding area, amenities, and open space.
- **SP-12** – The Applicant is proposing a streetscape design along East Maxwell with benches and enhanced landscape areas. Crosswalks will also be constructed along the intersection of Lexington Avenue and East Maxwell, and Stone Road and East Maxwell. Proposed development will include on-street parking along East Maxwell and Stone Avenue.
- **SP-13** – The site is well connected for vehicular and pedestrian access to the surrounding area, amenities, and open space.
- **SP-14** – The Applicant is proposing a streetscape design along East Maxwell with benches and enhanced landscape areas. The proposed development contains ample

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pedestrian facilities and open space. Additional landscaping is proposed between the building, sidewalk, and parking area, as shown on sheet PDP1.0.

- **SP-15** – All parking and walking areas will be well lit as per LFUCG zoning ordinance.
- **SP-16** – This project will be built to ADA standards and Kentucky Building code requirements.
- **SP-17** – Not applicable.

**B. Open Space & Landscaping**

- **OS-1** – Open spaces and amenities are centrally located where they can be accessed by most of the residents of the site. Provided open space is approximately 5,640 square feet. The subject property is located less than half a mile to multiple public parks and large areas of open/green space along UK campus. Parks that are accessible to the site are: Phoenix Park, Courthouse Plaza, Woodland Park, and Thoroughbred Park. Refer to Exhibit E1
- **OS-2** – The subject property is located less than half a mile to multiple public parks and large areas of open/green spaces along the UK campus. Parks that are accessible to the site are: Phoenix Park, Courthouse Plaza, Woodland Park, and Thoroughbred Park. Refer to Exhibit E1.
- **OS-3** – Private open space is provided by having porches, patios, and decks for the units along the ground levels. The Applicant is proposing a streetscape design along East Maxwell with benches and enhanced landscape areas that are available for all the residents. In addition, all court yards will be accessible by all residents.
- **OS-4** – Refer to PDP1.0.
- **OS-5** – Not applicable.
- **OS-6** – Refer to PDP1.0; Evergreen trees will be planted to buffer the solid waste area, and utilities area that serve the building.
- **OS-7** – Refer to PDP1.0.
- **OS-8** – Stormwater management will be underground detention
- **OS-9** – Proposed sidewalks and walking paths, will be handicap accessible.
- **OS-10** – Not applicable.
- **OS-11** – Refer to PDP1.0

- **OS-12** – Open space area will have pedestrian lighting along the perimeter as shown on Sheet PDP1.0. The comprehensive lighting design for the project will be cohesive and sensitive to the proposed architectural style. Proposed lighting will include a combination of building entry lighting, street lighting, lighted bollards, and landscape lighting.
- **OS-13** – All proposed exterior lightings are LED lighting and will be designed to avoid any light pollutant or light spillage/glare on private spaces.

### **C. Architectural Design**

- **AD-1** – This project complies with all zoning and building code requirements regarding building mass, form, and roof shapes.
- **AD-2** – The proposed maximum height of the building is 75 feet. The building height, size and character, of the proposed development is consistent with the other UK student housing projects within the vicinity of the project. The proposed development will set the design guidelines for building height and orientation for the future development along East Maxwell.
- **AD-3** – The building will be broken up and softened with façade articulations as shown in Exhibit E2 through the use of varying exterior wall setbacks, materials, colors, and landscaping. Refer to Exhibit E2.
- **AD-4** – There will be a maximum window size, height, and number to allow the maximum natural light to enter the units creating transparency between the exterior environment and the units, making the space feel larger.
- **AD-5** – There will not be any blank wall facing streets.
- **AD-6** – Stone Avenue has been lined with townhouse units on the first two floor to provide entry doors/porches for every unit along the public street. Refer to Exhibit E2.
- **AD-7** – The proposed materials will be a combination of stone, bricks, and vinyl/Hardie board siding. Refer to Exhibit E2.
- **AD-8** – The building along Lexington Road, will have a townhouse development character for the first 2 floors, with activation of the first floor with the sidewalk. The building will maintain the architectural design, articulations, level of details, and material consistent with the front façade.
- **AD-9** – The proposed building is surrounded by 4 streets, (East Maxwell Street, Lexington Road, Stone Avenue, and Hagerman Court). There is significant distance between the proposed building any adjacent building except the building at the northeast side of the development. The proposed development will set the building height,

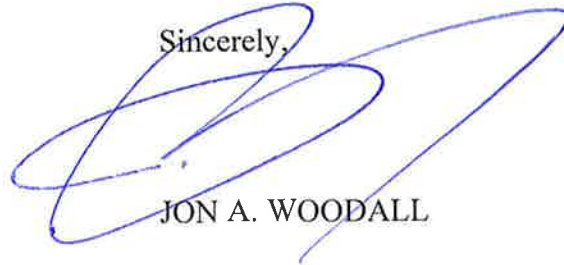
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character, and architectural shapes and lines for any future development along East Maxwell.

**Conclusion**

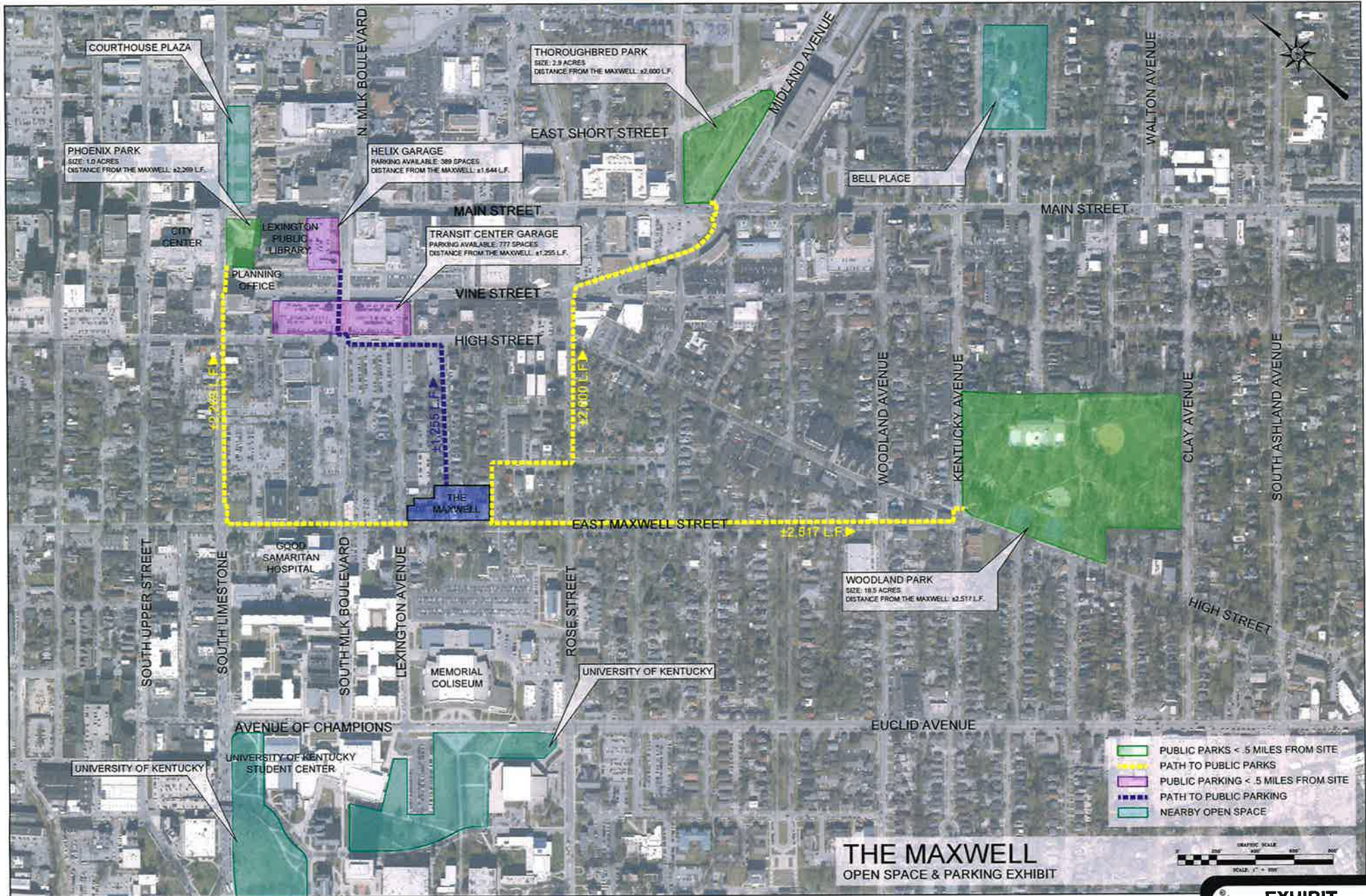
In sum, we submit that our proposal is in accord with the Multi-Family Design Standards. We look forward to our continued discussions with Planning Staff and the Planning Commission and request your approval of our client's application. Of course, if I can be of further assistance, please do not hesitate to contact me.

Sincerely,



JON A. WOODALL

JAW/ss

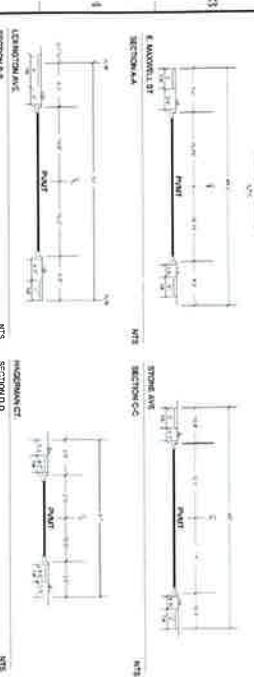




ALL-STATE LEGAL®  
EXHIBIT  
E2



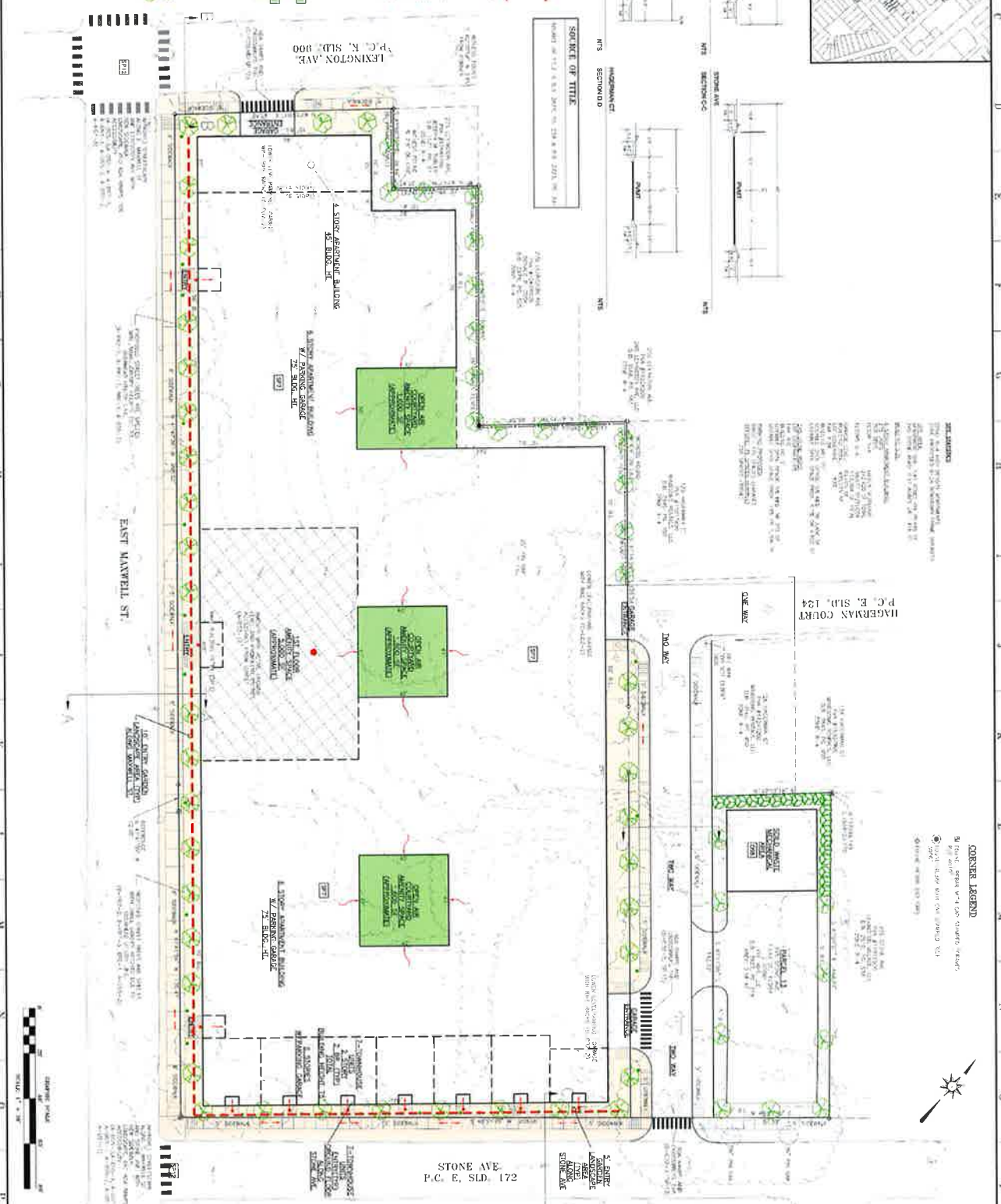




**SOURCE OF TITLE**  
 REPORT OF TITLE AND SURVEY ON THE 8.89 ACRES OF THE 1/4 SECTION 10, T11N, R11E, E11W, CO. 10, KY.

**MULTI-FAMILY DESIGN GUIDELINES**

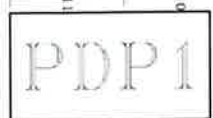
- 01. GENERAL NOTES
- 02. SITE PLAN
- 03. FLOOR PLANS
- 04. EXTERIOR ELEVATIONS
- 05. INTERIOR ELEVATIONS
- 06. SECTION A-A
- 07. SECTION B-B
- 08. SECTION C-C
- 09. SECTION D-D
- 10. SECTION E-E
- 11. SECTION F-F
- 12. SECTION G-G
- 13. SECTION H-H
- 14. SECTION I-I
- 15. SECTION J-J
- 16. SECTION K-K
- 17. SECTION L-L
- 18. SECTION M-M
- 19. SECTION N-N
- 20. SECTION O-O
- 21. SECTION P-P
- 22. SECTION Q-Q
- 23. SECTION R-R
- 24. SECTION S-S
- 25. SECTION T-T
- 26. SECTION U-U
- 27. SECTION V-V
- 28. SECTION W-W
- 29. SECTION X-X
- 30. SECTION Y-Y
- 31. SECTION Z-Z



**NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 2. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.  
 3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
 4. ALL EXISTING TREES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.  
 5. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 6. ALL EXISTING TREES SHALL BE REPLACED WITH SIMILAR SPECIES AND SIZE AT THE COMPLETION OF CONSTRUCTION.  
 7. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 8. ALL EXISTING TREES SHALL BE REPLACED WITH SIMILAR SPECIES AND SIZE AT THE COMPLETION OF CONSTRUCTION.  
 9. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
 10. ALL EXISTING TREES SHALL BE REPLACED WITH SIMILAR SPECIES AND SIZE AT THE COMPLETION OF CONSTRUCTION.

**CORNER LEGEND**  
 1. 1/4 SECTION 10, T11N, R11E, E11W, CO. 10, KY.  
 2. 1/4 SECTION 10, T11N, R11E, E11W, CO. 10, KY.  
 3. 1/4 SECTION 10, T11N, R11E, E11W, CO. 10, KY.  
 4. 1/4 SECTION 10, T11N, R11E, E11W, CO. 10, KY.

PLN-MJDP-23-00062



DATE: 08/1/2023

The Maxwell  
 201, 209, 211, 215, 221, 225, 227, 231 & 235 MAXWELL ST  
 215, 217, 219, & 251 STONE AVE  
 LEXINGTON, FAYETTE CO., KY  
**PRELIMINARY DEVELOPMENT PLAN**  
**MULTI-FAMILY DESIGN GUIDELINES**

**PROPERTY OWNER:**  
 197 MAX LLC  
 1515 LARK HILL DRIVE, SUITE 100  
 COVINGTON, OH 43004

**ARCHITECT:**  
 STAVEOTT LAND &  
 DEVELOPMENT, INC.  
 4900 BURLY CENTER DRIVE  
 DUBLIN, OHIO 43017

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