

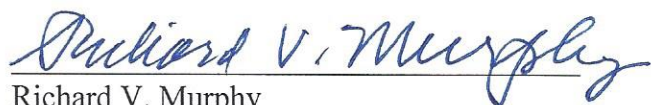
## Statement of Justification

The applicant, Lees 2826 LLC, an affiliate of Anderson Communities, is requesting a zone change for 12.58 net acres from the R-1D zone to the R-3 zone for property at 2826 Leestown Road. This a portion of the McConnell's Trace neighborhood. The zone change will allow single-family detached residential lots to be constructed on the property.

There is a need and demand for additional moderately priced single-family residential dwellings in the area. Our proposed lots will have street frontages of approximately 42 feet to 48 feet.

The proposed zone change is consistent with the adopted Goals and Objectives of the 2018 Comprehensive Plan. It will accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types, as called for in Objective A.1. It supports infill and redevelopment throughout the Urban Service Area, as called for in Objective A.1.b. and Goal A.2. This 12.5-acre site is appropriate for additional development, as called for in Objective A.2.a. McConnell's Trace Subdivision has proven to be a well-designed neighborhood and this proposal is consistent with design standards of McConnell's Trace, as called for in Goal A.3. It will provide a neighborhood which is connected for pedestrians and various modes of transportation (Objective A.3.b.). In addition, by moderately increasing the density of the development, it will help to uphold the Urban Service Area concept (Goal E.1.). This proposal is consistent with Objective E.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. It is consistent with Goal E.3 which is to maintain the current boundaries of the Urban Service Area.

Thank you for your consideration of this zone change request.



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applicant