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October 5, 2018

Mr. William Wilson
Lexington-Fayette Urban County Planning Commission
101 East Vine Street
Lexington, KY 40507

Re: 2679 Leestown Road
Masterson Station Center Zone Map Amendment Application

Dear Chairperson Wilson:

This is an application for a zone map amendment request for a portion of the property located at 2679 Leestown Rd from B-3 to R-3 for the purpose of construction town house units as reflected on the submitted preliminary development plan. This portion of the subject property has been zoned commercial but remained vacant for many years. There is a stream which cuts through the subject property that has constrained the property from being developed into full commercial usage. This proposal is to add residential units to the subject property which will provide a mixture of uses. The proposed residential units are located near the existing residential units on Mercer Rd and Robinson Way. Thus, these town homes will be complimentary to the existing land uses. The proposed townhomes will also have pedestrian connectivity to the remainder of the property which is being commercially developed. This proposed modification of zoning from B-3 to R-3 is in compliance with many of the Goals and Objectives of the 2018 Comprehensive Plan. These are as follows:

THEME A: GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1: Expand housing choices.

Objectives:

- 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.

c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.

d. Create and implement housing incentives that strengthen the opportunities for higher-density and housing affordability.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

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.

c. Minimize disruption of natural features when building new communities.

d. Promote, maintain, and expand the urban forest throughout Lexington

THEME E: MAINTAINING A BALANCE BETWEEN PLANNING FOR URBAN USES AND SAFEGUARDING RURAL LAND

Goal 1: Uphold the Urban Service Area concept.

Objectives:

a. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area.

b. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.

c. Emphasize redevelopment of underutilized corridors.

d. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

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e. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

This zone map amendment seeks to increase residential density on vacant underutilized land inside the Urban Services Area. This new residential community will be integrated into the existing residential community and the commercial community that is being developed nearby. This proposal will also provide an important public access link to the nearby natural water and green space feature located off Robinson Way.

I will be pleased to expand on this zone map amendment request when this application is considered by the full Planning Commission.

Very truly yours,



T. Bruce Simpson, Jr.

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