
March 2, 2026

Mr. Zach Davis, Chair
Lexington-Fayette Urban Co Planning Commission
200 E. Main Street
Lexington, KY 40507

RE: Request for Zone Change, Conditional Use Permit and Variance at 3000 Clays Mill Road

Dear Chair Davis:

Earthcycle Design, LLC represents Clays Mill Road Baptist Church Board of Trustees, Lexington, Kentucky, which has filed a Zone Change Application and an associated Final Preliminary Development Plan for a property located at 3000 Clays Mill Road in Lexington, Kentucky. The site is a single lot of 5.58 acres (gross area), 5.33 acres (net area), currently zoned Single Family Residential (R-1B), and utilized as a place of religious assembly and childcare center for Clays Mill Road Baptist Church. The property is bound by right-of-way on west side: Clays Mill Road, with Single Family Residential (R-1D) to plan north and Single Family Residential (R-1B) to plan east and south. The property is within the Open Gate Neighborhood Association and adjacent to Pasadena Neighborhood Association. Clays Mill Road Baptist Church has been a fixture in the Clays Mill Road Community for over 60 years. The proposed project will maintain the half-century long traditional use of the Clays Mill Road Baptist Church while offering a sustainable and practical future for the property, in keeping with the Church's core values and within the contextual surroundings of the neighborhood with five affordable, adaptive reuse, housing units for church members.

Goals and Objectives:

Our team firmly believes the proposed development (the adaptive reuse of mixed-use housing with place of religious assembly and childcare/preschool center) is in conformance with the 2045 Comprehensive Plan, specifically, Goals and Objectives that: encourage the expansion of housing choices (Theme A, Goal #1); support infill and redevelopment throughout the urban service area (Theme A, Goal #2); Provide for well-designed neighborhoods & communities (Theme A, Goal #3); address community facilities at a neighborhood scale (Theme A, Goal #4); Ensure equitable development and rectify Lexington's segregation by race and socioeconomic status (Theme A, Goal #5); Reduce Lexington-Fayette Urban County's carbon footprint (Theme B, Goal #2); Apply environmentally sustainable practices to protect, conserve and restore landscapes and natural resources (Theme B, Goal #3); Support and showcase local assets to further the creation of a variety of jobs (Theme C, Goal #1); Encourage an entrepreneurial spirit and enhance a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community (Theme C, Goal #2); Work to achieve an effective and comprehensive transportation system (Theme D, Goal #1); Support a model of development that focuses on people-first to meet the health, safety and quality of life (Theme D, Goal #2); Uphold the urban service area concept (Theme E, Goal #1). This proposed project, more specifically, will

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accommodate the demand for diverse, affordable and attainable housing in Lexington, prioritizing higher-density residential and a mixture of housing types (Theme A, Goal #1, Objectives b, c & d, Theme A, Goal #2, Objectives a, b, c & d, Theme A, Goal #3, Objectives a, b, d & e and Theme A, Goal #5, Objective a & b).

Engagement:

Clays Mill Road Baptist Church has been a bedrock of the Open Gates and Pasadena Neighborhoods for over 60 years, physically, socially, and spiritually. As a part of Clays Mill Road Baptist Church's presence in the community, the neighborhood association hold their regular meetings at the Church. This tradition of community engagement provided the setting for a meeting held on February 23, at 6:00 pm to discuss the proposed zone change at the Church and the housing project. Members of the church leadership, Scott Schuette with McBrayer, PLLC, legal counsel, and design team members from REB Architecture and earthcycle design, llc outlined the zone change proposal to keep the Church and Daycare Facility operations and its services, while providing for a sustainable and viable housing project for church members. The renovation of approximately 3,700 sf of existing meeting/classroom space into three (3) one-bedroom units (approx. 650 sf each) and two (2) two-bedroom units (approx. 750 sf & 950 sf). The 5 single-story multi-family units will be constructed as affordable housing for church members. During the hour-long meeting several questions were raised by the 7-8 attendees ranging from the Church's future activities to the occupants of the housing units and the future of the Church property with proposed zone change. At the end of the meeting, the consensus offered support for the proposed housing project while expressing concern over the long-term impact of the proposed zone.

Site Description:

The subject site is a single 5.58 acres (gross area), 5.33 acres (net area) lot along Clays Mill Road across the street from the intersection with Waco Road. Clays Mill Road Baptist Church (formerly known as Arnold Baptist Church) has been located at this site since 1963, which campus includes a sanctuary, office and Sunday school classroom/office building, a parsonage and daycare/preschool/multi-purpose facility. The church has provided services to the walkable neighborhoods of Open Gates and Pasadena for more than 60 years. Over the past 30 years, the residential single-family housing immediately surrounding the property has continued to develop with the expansion of the Pasadena Neighborhood along Waco Road in the mid-1990's. In addition to the single-family residential zones within one-quarter mile of the subject property, neighborhood business (B-1), professional office (P-1) and public open space (Wellington Park) are accessible via pedestrian and bicycle connections. In 2024, the church received an updated Board of Adjustment approval to operate a daycare/preschool facility for 122 participants and twenty (20) employees in addition to the existing place of religious assembly per PLN-BOA-24-00087.

Place-Type, Development Type & Requested Zone:

The 2045 Imagine Lexington Placebuilder defines seven place-types within the Urban Service Area boundary. Based upon the surrounding land-use type and zoning, the subject property is best suited for the *Enhanced Neighborhood place-type*, which is defined as:

Enhanced Neighborhoods are existing residential areas to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options. Development should

be context-sensitive to surrounding areas and should add to the sense of place. Incorporating multimodal connections is crucial to neighborhood success and viability. (Page 342)

Further, *the Enhanced Neighborhood place-type* identifies low, medium, and medium/high density residential as well as low density non-residential / mixed-use land use within this place-type. The 3000 Clays Mill Road property fits the place-type criteria for Enhanced Neighborhood since the nature of the proposed multi-family housing with a place of religious assembly and daycare/preschool contributes contextually to the Open Gates and Pasadena Neighborhoods community fabric as: the proposed development offers the needed diverse housing unit type in this area; the proposed housing increases density within the infill and redevelopment overlay district; the project will support the increased use of the existing multi-modal transportation network; and the proposed project will ensure the long-term sustainability of Clays Mill Baptist Church as a cornerstone of the neighborhood with the adaptive reuse of an existing building at a high density.

Our team has selected *Medium Density Residential (MR)* as the most suitable development type due to the fact the surrounding residential zones offer few options for diversity in housing types and the adaptive reuse of the existing structure for multi-family housing. We believe that the immediate area is well-served with single and two-family housing, employment opportunities, neighborhood businesses and educational facilities. This project will increase the availability of the housing type options that are needed within the neighborhood with this adaptive reuse project. The proposed project will meet the community's needs for affordable housing and support the Comprehensive Plan's goals associated with infill and redevelopment.

Furthermore, Placebuilder recommends the following potential zoning categories associated with the proposed Enhanced Neighborhood place-type: Mixed Low Density Residential (R-2), Medium Density Residential (R-4), and Neighborhood Business (B-1) zones. The proposed adaptive reuse project at 3000 Clays Mill Road property aligns with Placebuilder's recommendations for *enhanced neighborhood* with medium density residential (MR). Based upon the number of planned housing units, 5 affordable apartments within an existing adaptive reuse structure, our team is requesting a zone change to Medium Density Residential (R-4) zone.

The Final Development Plan illustrates the existing sanctuary, daycare/preschool/multi-purpose building, a parsonage, office & Sunday school building, existing parking and vehicle circulation and stormwater management system. The proposed multiple family housing component will consist of the renovation of approximately 3,700 sf of existing meeting/classroom space into three (3) one-bedroom units (approx. 650 sf each) and two (2) two-bedroom units (approx. 750 sf & 950 sf). The 5 single-story multi-family units will be constructed as affordable housing for church members and staff. The renovation for the multi-family unit will be contained within the existing building footprint. Existing parking spaces will also be utilized for the project. Sidewalks connecting the individual units to parking and public right-of-way at Clays Mill Road will be added for multimodal connectivity as well as bike parking for the units.

Based upon the proposed 5 multi-family residential units with the existing parsonage for the 5.33 net acre site, this represents a density of 1.13 dwelling units per acre. While this proposed housing unit density does not reflect the typical *medium density residential (MR)* identified in the 2045 Comprehensive Plan. The proposed

multi-family housing units do reflect a significant increase in housing units on the property with the mixed-use campus. The proposed project, also, increases a diverse housing type for the community with multimodal connectivity to supporting services.

The applicant understands the vision of the community, as outlined in Imagine Lexington: The 2045 Comprehensive Plan. The mission statement, goals and objectives, and the Placebuilder criteria are well-served by the proposed property redevelopment. The applicant believes that the request is in accord with the Comprehensive Plan, based upon the context of the site location, and that the site most closely aligns with the *Enhanced Neighborhood place-type* and *medium density residential development type*. We consider the proposed Medium Density Residential (R-4) zoning to be appropriate for this project.

Development Criteria:

To further address the Placebuilder development criteria, the design team has prepared an annotated graphic of the proposed Development Plan. However, additional development criteria deserve further explanation, and the information on the following pages shows that the requested zone change agrees with the Comprehensive Plan. The following enhanced neighborhood medium density residential design standards are being met, and are annotated on the Development Criteria Plan and the attached architectural renderings:

<i>Land Use</i>	<i>Transportation & Pedestrian Connectivity</i>	<i>Environmental Sustainability & Resiliency</i>	<i>Site Design</i>	<i>Building Form</i>
A-DS12-1	A-DS4-1	B-PR7-1	A-DS5-4	A-DS3-1
A-DN2-1	A-DS5-1	B-PR9-1	A-DS7-1	A-DN2-2
B-SU3-1	C-PS10-1	B-PR10-1	A-DS9-1	D-PL2-1
C-L17-1	D-CO2-1	B-SU4-1	A-EQ9-2	E-GR4-1
D-SP9-1		B-SU11-1	C-L18-1	
E-ST8-2		B-RE1-1	D-PL4-1	
E-GR3-1				

The following information supports our assertion that the proposed zone change is in concurrence with Imagine Lexington: The 2045 Comprehensive Plan.

Land Use	
D-PL7-1	<i>Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application. A neighborhood meeting was held at the church on February 23, 2026.</i>
Building Form	
A-DS3-1	<i>Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.</i> The applicant intends to meet the multi-family design standards as the standards apply to the redevelopment of the proposed Medium Density Residential (R-4) zone change. The final development plan annotates the

	<p>proposed site improvements related to the Multi-Family Standards. The following outlines the proposed site and building elements included in this mixed-use development project:</p> <p>Site Planning:</p> <ul style="list-style-type: none">• The proposed redevelopment project retains the church as the primary focal point for the site with the renovation complementing and reinforcing the church’s street presence. (SP.1)• The proposed plan envisions multiple secure ground level access points to each housing unit while maintaining the entrance to the church as a part of the proposed project. (SP.2)• The proposed entrances will provide an accessible, secure, and visible means of egress to Clays Mill Road to enhance the sense of arrival to the property. (SP.3)• The proposed renovation retains the existing setbacks of the buildings. (SP.4)• Sidewalks are proposed to connect from the renovation to Clays Mill Road. (SP.5)• Existing site conditions include the location of the parking lot to the side and rear of the site with sidewalks linking the units to the parking lot. (SP.7, SP.8)• The renovation provides direct access to courtyard open space with pedestrian links to Wellington Park. (SP.9)• The proposed Final Development Plan annotates multimodal connections to the surrounding rights-of-way. (SP.10)• While this development does not propose additional public rights-of-way, the proposed development encourages use of existing sidewalk system to access common areas within the property. (SP.11)• The proposed project provides links to pedestrian and bike paths along Clay Mill Road. (SP.13)• The proposed development will employ universal design principles to the maximum extent practicable. (SP.16) <p>Open Space & Landscaping:</p> <ul style="list-style-type: none">• As noted in the site planning section, the proposed site plan will include physical and visual connections to open spaces on the property and physical connections public open spaces. (OS.1)• The proposed project will include a common open space for the residents as well as open space surrounding the perimeter of the site. (OS.2, OS.3)• A new landscape planting will be implemented as a part of this proposed project to differentiate and define public, private, and intimate outdoor spaces. (OS.4)• Canopy and flowering trees will be installed as a part of the increase tree canopy zoning requirements. (OS.5)
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	<ul style="list-style-type: none"> • Enhanced perimeter landscape screening will be a part of the proposed development. (OS.6, OS.7) • The existing stormwater management for the project includes connections to open space areas. (OS.8) • Universal design principles will be the goal for all accessible routes. (OS.9) • Proposed landscape will help to create a sense of arrival to the property and define the entry points to each building. (OS.11) <p>Architecture Design:</p> <ul style="list-style-type: none"> • The height, size, and character of the existing buildings will be retained. New doors and windows will be the only exterior work for this renovation project. (AD.1, AD.2) • The building mass and facades of the existing building is in keeping with the church and surrounding single family housing. (AD.3) • The window location and size shall remain to enhance views to the exterior. (AD.4) • The building renovation will increase the number of entrances thus breaking up the building’s facade. (AD.5) • Both the side and rear facades are of similar detail as it relates to the front of the existing building and church that it is adjacent to. (AD.8) • The site layout of the existing building provides open spaces and pedestrian circulation between the renovations and existing church. (AD.9)
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Since this proposed project is a mixed-use development, a number of the Placebuilder development criteria are not applicable to the proposed zone change. Those are listed below, along with a brief explanation of why they are not pertinent to proposed redevelopment of the building and/or the site.

Land Use	
C-PS15-2	<i>Improve options for affordable and nutritious food where not currently available.</i> Proposed project does not include this element.
D-SP1-1	<i>Elementary and middle schools should be located within residential neighborhoods, and high schools primarily along collector streets.</i> Proposed project does not include this element.

Transportation, Connectivity & Walkability	
A-DS1-1	<i>Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes.</i> No additional mass transit infrastructure is proposed for this project.

A-DS1-2	<i>Accessible pedestrian linkages to transit should be provided.</i> No transit route currently is along Clays Mill Road. Pedestrian infrastructure is in place for future routes.
A-DS10-1	<i>New developments should incorporate clear and dedicated connections to nearby community anchors.</i> The proposed redevelopment will not include a public focal point.
A-DS11-1	<i>Street layouts should provide clear, visible access to neighborhood focused open space and greenspaces.</i> The proposed redevelopment project has no new streets.
A-DS13-1	<i>Stub streets should be connected.</i> Past efforts to connect the property to Noel Court has met with strong neighborhood opposition during public input.
D-CO1-1	<i>Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.</i> The proposed redevelopment project currently has adequate ROW and multimodal facilities for the proposed zone change.
D-CO2-2	<i>Development should comply with Lexington's Complete Streets Policy.</i> No additional public right-of-way is proposed with this project.
D-CO4-1	<i>Dead-end streets and cul-de-sacs should be discouraged.</i> No dead-end streets or cul-de-sacs are proposed for this development project.
D-CO4-2	<i>Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.</i> Past efforts to connect the property to Noel Court has met with strong neighborhood opposition during public input.
D-CO4-3	<i>Street pattern and design should consider site topography and minimize grading where possible.</i> No additional public streets are anticipated for this redevelopment project.
D-CO5-1	<i>Streets should be designed with shorter block lengths, narrower widths, and traffic calming features.</i> No additional public streets are anticipated for this redevelopment project.

Environmental Sustainability and Resiliency	
B-PR2-1	<i>Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.</i> For this redevelopment project, no environmentally sensitive areas have been identified.
B-PR2-2	<i>Development should include regularly spaced access with an adequate width to the greenway network and conservation areas.</i> For this redevelopment project, pedestrian access to greenway network is already provided along Clays Mill Road.
B-PR3-1	<i>Minimize impact of development adjacent to land conservation properties through buffering.</i> For this redevelopment project, no land conservation property is located on or near the property.
B-SU5-1	<i>Developments should incorporate energy efficient systems and renewable energy resources (i.e. wind, solar, etc.).</i> For this redevelopment project, no renewable energy is proposed.

B-SU9-1	<i>Green Stormwater Infrastructure (GSI) should be implemented in new development. The redevelopment project does not substantially increase impervious area.</i>
B-RE2-1	<i>Lexington's green infrastructure network, including parks, trails, greenways, or natural areas should be highly visible and accessible. Project does not impact this element.</i>
B-RE5-1	<i>Dividing floodplains into privately owned parcels with flood insurance should be avoided. Project does not impact this element.</i>
B-RE5-2	<i>Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them. Project does not impact this element.</i>
B-RE5-3	<i>Developments within the Royal Springs Aquifer should consult with the Royal Springs Water Supply Protection Committee. Project is not in the Royal Springs Aquifer Area.</i>
D-SP10-1	<i>Prioritize street trees in the planting strip. Street trees location have been proposed behind sidewalk to improve survivability of the trees.</i>

Site Design	
A-DS9-2	<i>Where neighborhood open space or parks are not located within walking distance of a new development, applicants should incorporate these facilities. Wellington Park is within ¼ mile walking distance from property.</i>
D-SP3-2	<i>Cellular tower antennae should be located to minimize intrusion and negative aesthetic impacts, and stealth towers and landscaping used to improve the visual impact from the roadway and residential areas. Not applicable to this project.</i>
A-EQ9-1	<i>School sites should be appropriately sized. Not applicable to this project.</i>
C-PS10-2	<i>Over-parking of new developments should be avoided. Not applicable to this project</i>
D-PL10-1	<i>Activate the streetscape or publicly visible areas by designating public art easements in prominent locations. Not applicable to this project</i>
D-SP1-2	<i>School design should prioritize a high percentage of open and accessible street frontage. Not applicable to this project</i>
D-SP2-1	<i>Visible, usable greenspace and other natural components should be incorporated into school sites. Not applicable to this project</i>
D-SP3-1	<i>Adequate right-of-way, lease areas and easements for infrastructure, with emphasis on wireless communication networks should be provided to create reliable service throughout Lexington. Not applicable to this project</i>

Building Form	
A-DS4-2	<i>New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context. Not applicable to this project</i>

A-DS5-3	<i>Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere. Not applicable to this project.</i>
A-DS8-1	<i>Where single family detached residential units are provided, a variety of other housing types should be regularly interspersed along the street frontage. Not applicable to this project.</i>
E-GR5-1	<i>Structures with demonstrated historic significance should be preserved or adapted. Not applicable to this project</i>

Proposed Conditional Use:

As a part of the zone change application for the above referenced property, the applicant and property owner, (Clays Mill Road Baptist Church Board of Trustees) proposes the continuous operation of the Clays Mill Road Baptist Church as a place of religious assembly and childcare center accessory to a place of religious assembly for this redevelopment project.

Under Lexington-Fayette Urban County Zoning Ordinance Section 8-13(d) Medium Density Residential (R-4) Zone, Conditional Uses: Places of religious assembly and childcare center accessory to places of religious assembly are permitted with a conditional use permit. The following supplements the justification for the requested zone change from the existing Single Family Residential (R-1B) zone to the Medium Density Residential (R-4) zone with the requested conditional use permit. Clays Mill Road Baptist Church has requested and received a total of nine (9) previous conditional use permits. The last in June of 2024 for the childcare center accessory to places of religious assembly (PLN-BOA-24-00087). We have referenced the 2045 Comprehensive Plan’s goals and objectives that are relevant to the requested zone change for the subject property. This summary identifies 2045 Comprehensive Plan Themes, Pillars and Policies that support the conditional use permit, as follows:

Themes, Pillars and Policies:

Our team believe that the proposed adaptive redevelopment of a portion of church property into an affordable housing development with a place of religious assembly and childcare center accessory to places of religious assembly is in agreement with the 2045 Comprehensive Plan for the zone change and the issuance of a conditional use permit, specifically the Themes, Pillars and Policies:

THEME A: BUILDING AND SUSTAINING SUCCESSFUL NEIGHBORHOODS:

PILLAR I: DESIGN

Design policy #1: Utilize a people-first design, ensuring that roadways are moving people efficiently & providing equitable pedestrian infrastructure.

Design policy #3: Multi-family residential developments should comply with the Multi-Family Design Standards in Appendix A.

Design policy #4: Provide development that is sensitive to the surrounding context.

Design policy #8: Provide varied housing choice.

Design policy #10: Reinvest in neighborhoods to positively impact Lexingtonians through the establishment of community anchors.

PILLAR II: DENSITY.

Density policy #1: Locate high density areas of development along higher capacity roadways (minor arterial, collector), major corridors & downtown to facilitate future transit enhancements.

Density policy #2: Infill residential can & should aim to increase density while enhancing existing neighborhoods through context sensitive design.

Density policy #3: Provide opportunities to retrofit incomplete suburban developments with services and amenities to improve quality of life and meet climate goals.

PILLAR III: EQUITY.

Equity policy #3: Meet the demand for housing across all income levels.

Equity policy #8: Improve access to and promote accessory dwelling units as a more affordable housing option in Lexington.

Equity policy #9: Community facilities should be well integrated into their respective neighborhoods.

Equity policy #10: Housing developments should implement universal design principles on a portion of their units.

THEME D: IMPROVING A DESIRABLE COMMUNITY

PILLAR I: CONNECTIVITY

Connectivity policy #2: Create multi-modal streets that satisfy all user needs and provide equitable multi-modal access for those who do not drive due to age, disability, expense, or choice.

Connectivity policy #3: Encourage Transit-Oriented Development, increase density along major corridors, and support transit ridership, thus reducing Vehicle Miles Traveled (VMT).

Connectivity policy #6: Develop a multi-modal transportation network and infrastructure; seek collaboration with regional transit partners for the commuting public.

PILLAR II: PLACEMAKING.

Placemaking policy #1: Create development standards and best practices for land adjacent to shared use trails and trail corridors.

Placemaking policy #4: Create quality & usable open space for all developments.

Placemaking policy #6: Promote a more resilient power grid while maintaining urban canopy and enhancing the visible characteristics of Lexington.

Support policy #10: Incorporate street trees as essential infrastructure.

THEME E: URBAN AND RURAL BALANCE

PILLAR III: GROWTH.

Growth policy #1: Modernize regulations that support infill and redevelopment.

Growth policy #4: Promote the adaptive reuse of existing structures.

Growth policy #9: Support missing middle housing types throughout Lexington.

Growth policy # 14: Identify and provide mechanisms that produce affordable housing

The successful implementation of this proposed affordable housing for church members and staff with a place of religious assembly project meets many of the stated elements within the 2045 Comprehensive Plan. While many of the stated themes, pillars and policies center on increased density along major corridors, create connected neighborhoods and provide affordable and accessible housing, this overall project accomplishes just that, thus providing Clays Mill Road Baptist Church the opportunity to continue its mission. This adaptive reuse project will provide the Church with the opportunity to serve its church members while maintaining the connection to their

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neighborhoods and community. There is abundance of support for a conditional use permit to be granted for Clays Mill Road Baptist Church under the 2045 Comprehensive Plan. One additional fact to support the granting of a conditional use permit for this project is that Clays Mill Road Baptist Church (formerly known as Arnold Baptist Church) has existed on this property since its doors opened in 1963 and has been a part of the Open Gates Neighborhood ever since. The church operated prior to the adoption of planning and zoning within Lexington and prior to the urban county merger in 1972.

Proposed Variance:

In addition to the zone change and conditional use permit, we are requesting a variance of Landscape & Land Use Buffers Section 18.3 (a) (1) (7) Perimeter Landscaping Requirements of the Zoning Ordinance, which requires minimum zone to zone landscape buffer of 8 feet. Based upon the existing vehicular parking and circulation for the property, the applicant requests a reduction in the zone-to-zone landscape buffer from 8 feet to the existing minimum condition of 1.7 feet.

We are requesting a variance to reduce in the zone-to-zone landscape buffer from 8 feet to 1.7 feet for the following reasons:

- The Church has operated since 1963 with the current vehicular circulation at the narrowest buffer condition since 1971 prior to urban county merger.
- Meeting the required zone to zone buffer would require significant redesign of the vehicular circulation for the property.
- The requirement would place a significant financial burden on the Church.
- The stated goals, pillars, and policies of 2045 Comprehensive Plan for a more inclusive, dense, and walkable community.

Conclusion:

We ask, on behalf of the Clays Mill Road Baptist Church Board of Trustees, that the Planning Staff and Planning Commission favorably consider the proposed zone change and its relationship to fulfilling the mission, goals, objectives and policies of Imagine Lexington: The 2045 Comprehensive Plan. The applicant will implement the proposed redevelopment to enhance the quality of community in the Open Gates & Pasadena Neighborhoods. Thank you for your consideration of our proposed zone change and we look forward to presenting our case in full at the public hearing on April 23, 2026. We will be pleased to answer any questions about our proposal between now and the public hearing.

Sincerely,

earthcycle design, llc



B. Scott Southall, PLA, ASLA, AICP, LEED AP BD+C

Principal

Project #25-0009