

## MAP AMENDMENT REQUEST (MAR) APPLICATION

**1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)**

<b>Applicant:</b> ELKHORN SPRINGS DEVELOPMENT, LLC, 2240 Executive Drive, Ste. 102, Lexington, KY 40505
<b>Owner(s):</b> HUTSON-SIRK II, LLC, 508 FIELD CREST CT, RICHMOND, KY 40475
<b>Attorney:</b> Bruce Simpson, Stoll Keenon Ogden, PLLC, 300 West Vine, Ste. 2100, Lexington, KY 40507

**2. ADDRESS OF APPLICANT'S PROPERTY**

1975 RUSSELL CAVE RD, LEXINGTON, KY
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**3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY**

Zoning	Existing		Requested		Acreage	
		Use	Zoning	Use	Net	Gross
R-1E		Vacant	R-3	Multi-Family Residential	13.84	17.76

**4. EXISTING CONDITIONS**

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input type="checkbox"/> NO

**5. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)**

Roads:	Private
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable





300 WEST VINE STREET  
SUITE 2100  
LEXINGTON, KY 40507-1801  
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FAX: (859) 253-1093

**T. BRUCE SIMPSON, JR.**  
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bruce.simpson@skofirm.com

February 8, 2017

Mr. William Wilson, Chairperson  
Lexington Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, Kentucky 40507

Re: Zone Map Amendment Application for property located at  
1975 Russell Cave Rd. from R-1E to R-3

Dear Chairperson Wilson,

I am pleased to represent Elkhorn Springs Development, LLC in connection with this application to rezone the property located at 1975 Russell Cave Road from its existing R-1E Single Family Residential Zone to the R-3 Planned Neighborhood Residential Zone. The property consists of 13.84 net and 17.76 gross acres. Although the property has been rezoned on several prior occasions, it has remained vacant and substantially underutilized for more than 50 years. The site of the proposed development is adjacent to the Winburn neighborhood. There will be pedestrian and vehicular connectivity to this neighborhood. Nearby public transportation is also available.

The focus of this residential development is to meet the housing needs of those households which are at or below 60% of the Area's Median Income for Lexington/Fayette County. This application seeks approval to construct 130 affordable housing apartments consisting of 98 2-bedroom units and 32 3-bedroom units. The 2-bedroom units will be approximately 1,000 square feet and the 3-bedroom units will be approximately 1,200 square

feet. There will also be a 3,000 square foot clubhouse on site. There will be a full time property manager onsite. This development will be handsomely designed and landscaped as reflected in the renderings which will be tendered during the hearing of this application.

This proposed development has been previously shared with the Kentucky Housing Corporation and the Lexington-Fayette Urban County Government's Affordable Housing Program. These housing units will serve affordable income level households and will comply with the income restrictions required to qualify for Kentucky's Low Income Housing Tax Credit Program. The site of the proposed development is adjacent to the Winburn neighborhood.

The need for affordable housing has been much discussed in Fayette County for many years. It has consistently been one of the goals or objectives of every Comprehensive Plan. In addition to providing affordable housing, this application is in conformity with the following provisions of the 2013 Comprehensive Plan:

## **1. 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. Plan for housing that addresses the market needs for all of Lexington-Fayette County residents, including, but not limited to, mixed-use and housing near employment and commercial areas.
- 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 opportunity for economic development, new business and jobs, including, but not limited to, higher density and housing affordability.

### **Goal 2: Support Infill And Redevelopment Throughout the Urban Services Area As A Strategic Component Of Growth.**

#### Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.

b. Implement innovative programs, such as the land bank, to facilitate sustainable development, including but not limited to, affordable housing and commercial and economic activity.

**Goal 3: Provide Well Designed Neighborhoods and Communities.**

Objectives:

a. Enable existing and new neighborhoods to flourish through improved regulation and expanded opportunities for neighborhood character preservation and public commitment of expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.

b. Strive for positive and safe interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.

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

**Goal 1: Uphold the Urban Services Area Concept.**

Objectives:

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

b. Encourage compact contiguous and/or mixed-use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

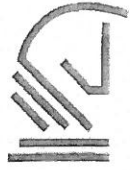
**Goal 3: Maintain The Current Boundaries Of The Boundaries Of The Urban Services Area and Rural Activity Centers; And Create No New Rural Activity Centers.**

There has been a glaring need for affordable housing for many years. This application will help to address this need by constructing a well-designed and professionally managed residential community. I look forward to making a full presentation of this application to the Planning Commission.

Very truly yours,



T. Bruce Simpson, Jr.



**STOLL**  
**KEENON**  
**OGDEN**  
PLLC

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May 2, 2017

Mr. William Wilson, Chairperson  
Lexington Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, Kentucky 40507

Re: Zone Map Amendment Application for property located at  
1975 Russell Cave Rd. from R-1E to R-3

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The focus of this residential development is to meet the housing needs of those households which are at or below 60% of the Area's Median Income for Lexington/Fayette County. This application seeks approval to construct 160 affordable housing apartments consisting of 2 and 3-bedroom units. The 2-bedroom units will be approximately 1,000 square feet and the 3-bedroom units will be approximately 1,200 square feet. There will also be a 3,000

square foot clubhouse on site. This residential community will be staffed with an on-site property manager. Security will also be provided.

This proposed development has been previously shared with the Kentucky Housing Corporation and the Lexington-Fayette Urban County Government's Affordable Housing Program. These housing units will serve affordable income level households and will comply with the income restrictions required to qualify for Kentucky's Low Income Housing Tax Credit Program.

The need for affordable housing has been much discussed in Fayette County for many years. It has consistently been one of the goals or objectives of every Comprehensive Plan. In addition to providing affordable housing, this application is in conformity with the following provisions of the 2013 Comprehensive Plan and the 2016 Winburn/Russell Cave Small Area Plan:

## **I. 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. Plan for housing that addresses the market needs for all of Lexington-Fayette County residents, including, but not limited to, mixed-use and housing near employment and commercial areas.
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### **Goal 2: Support Infill and Redevelopment Throughout the Urban Services Area as a Strategic Component Of Growth.**

#### Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.

b. Implement innovative programs, such as the land bank, to facilitate sustainable development, including but not limited to, affordable housing and commercial and economic activity.

**Goal 3: Provide Well Designed Neighborhoods and Communities.**

Objectives:

a. Enable existing and new neighborhoods to flourish through improved regulation and expanded opportunities for neighborhood character preservation and public commitment of expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.

b. Strive for positive and safe interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.

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

**Goal 1: Uphold the Urban Services Area Concept.**

Objectives:

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

b. Encourage compact contiguous and/or mixed-use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

**Goal 3: Maintain the Current Boundaries of the Boundaries of the Urban Services Area and Rural Activity Centers; and Create No New Rural Activity Centers.**

**III. COMPLIANCE WITH THE WINBURN/RUSSELL CAVE NEIGHBORHOODS SMALL AREA PLAN**

This proposed zone change is also in compliance with the 2016 Winburn/Russell Cave Neighborhoods Small Area Plan. As recited in the "Executive Summary", "this plan provides a development framework that guides both infrastructure and private investment efforts to revitalize the area to a more livable and sustainable place." One of the most important long standing needs of the Winburn Neighborhood, if not the most important, has been the need to connect Ward Drive to Russell Cave Road. Since the Winburn Neighborhood was developed in



Mr. William Wilson, Chairperson

May 2, 2017

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the 1960's there has been only one means of ingress and egress (Winburn Drive) to serve 1,456 residents, 597 school children who attend Winburn Middle School and patrons who visit Martin Luther King Park.

The extremely limited access serving so many people in the Winburn Neighborhood has been a primary complaint of the residents for decades. This singular means of ingress and egress has also compromised the health, safety and welfare of the residents. In the late 1980's, a motor vehicle accident at the entrance to Winburn Drive prevented emergency vehicles from reaching residents trapped in an apartment building fire at the corner of Winburn and Gerald Drive. There were several deaths and serious injuries. The proposed development will, for the first time, provide another access from the Winburn Neighborhood to Russell Cave Road. In addition to the Ward Drive connection, this proposed development will also have an emergency vehicle access connection to the subject property and pedestrian connectivity to Winburn Drive. This expanded access will be an important and much needed public safety improvement for the entire Winburn Neighborhood.

This development is also consistent with the planning principles referenced in the small area plan which focus on well-designed mixed housing types to accommodate diverse needs and affordability levels. This \$18 plus million dollar residential community will create 160 handsome and affordable housing units. As reflected in attached Exhibit A, these residential units are designed to be compatible and complimentary to the existing neighborhood and in conformity with the 2016 Winburn/Russell Cave Small Area Plan.

I look forward to presenting this development application to the full Planning Commission during its May 25<sup>th</sup> meeting.

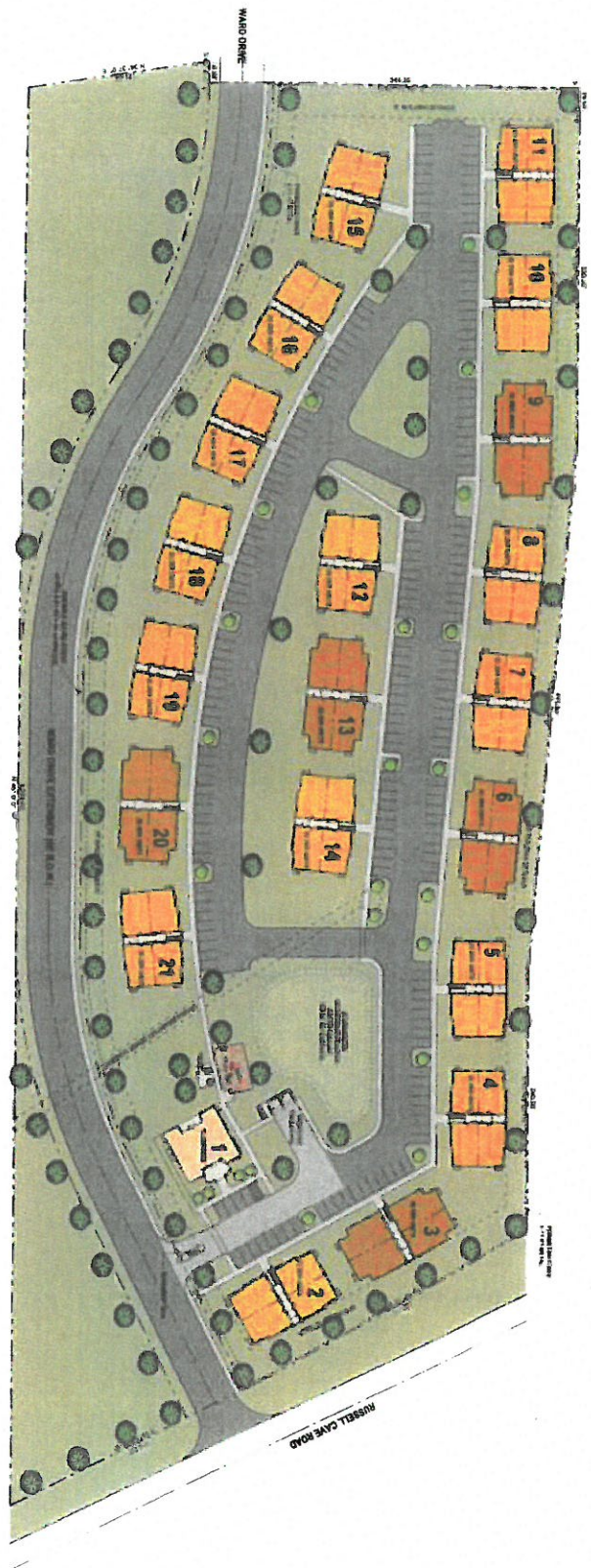
Very truly yours,



T. Bruce Simpson, Jr.



EXHIBIT "A"

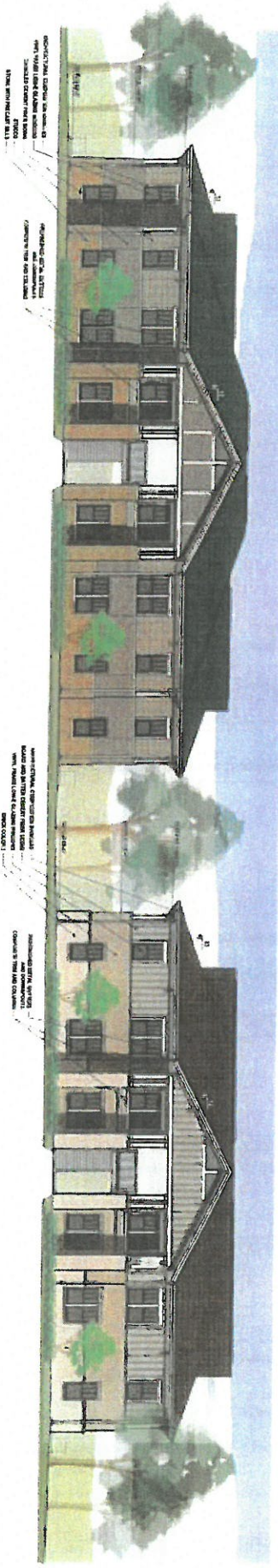


PROJECT SUMMARY

Rental Dwelling Unit Type	Number Each Type	Unit Area	Total Dwelling Area
2 Bedroom Units	120	1,047 SF	125,640 SF
3 Bedroom Units	40	1,172 SF	46,880 SF
<b>Total Rental Dwelling Area</b>	<b>160</b>		<b>172,520 SF</b>

Building Types	Total Area Per Building	Total Number	Total Area
1-story, Office, Laundry, Maintenance, Community Room	3,000 SF	1	3,000 SF
2-story, (C) 2 BR Dwelling Units	1,328 SF	15	19,920 SF
2-story, (D) 3 BR Dwelling Units	2,892 SF	5	14,460 SF

MTS	13.6 ACRES
Building	1
201 SPACES (1.3 Spaces/Unit)	
200 SPACES (Childcare)	
<b>200 TOTAL</b>	



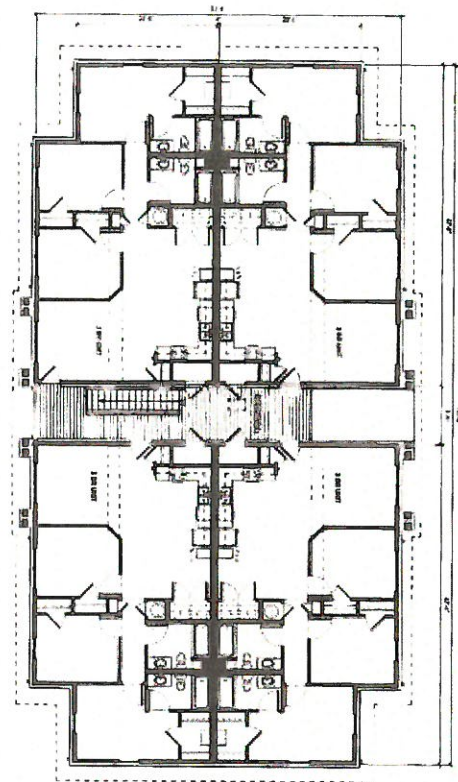
SCHEME B FRONT ELEVATION - 2 BR BLDG

SCHEME A FRONT ELEVATION - 2 BR BLDG

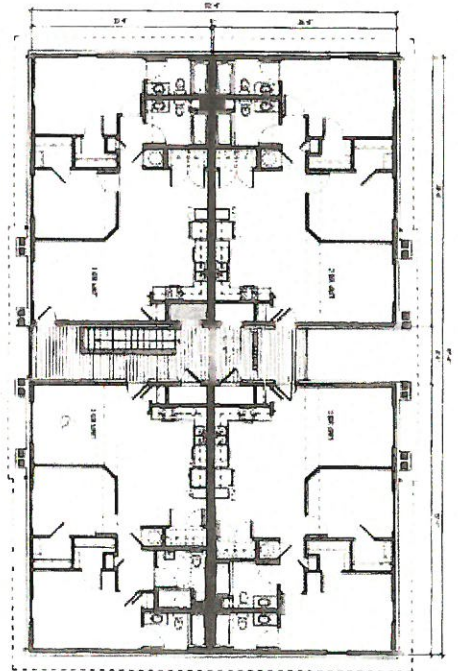
**ELKHORN SPRINGS**  
 1975 RUSSELL CAVE ROAD  
 LEXINGTON, COUNTY, KENTUCKY

**WILLIAMS & DEAN**  
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 WWW.WILLIAMSANDDEAN.COM

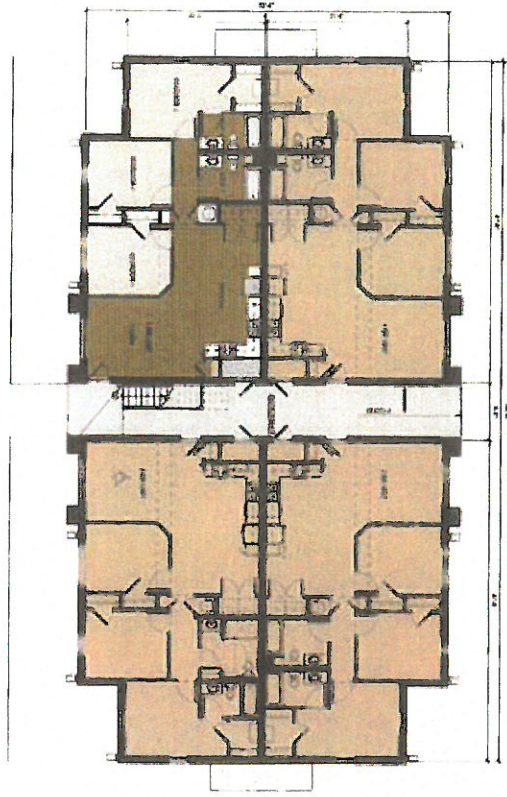




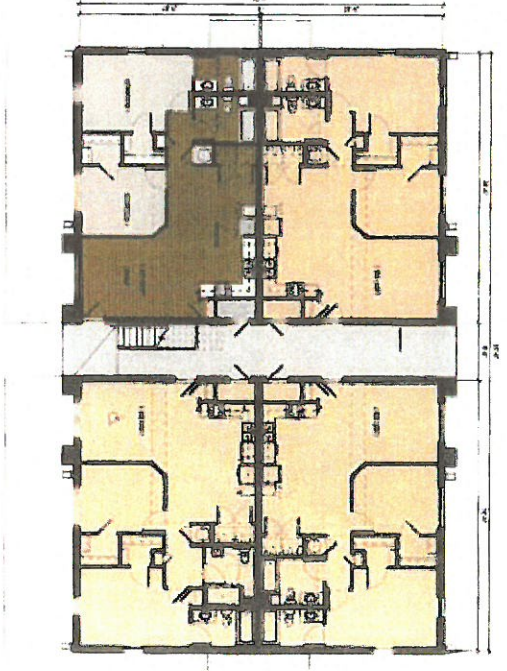
**4 BR BLDG: 2ND FLOOR PLAN**



**2 BR BLDG: 2ND FLOOR PLAN**



**3 BR BLDG: 1ST FLOOR PLAN**



**2 BR BLDG: 1ST FLOOR PLAN**

**ELKHORN SPRINGS**

1975 RUSSELL CAVE ROAD  
LEXINGTON, COUNTY, KENTUCKY

**WILLIAMS & DEAN**  
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