

September 13, 2016

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40502

RE: Request to Change the Zoning Category on the Property at 366-370 Glen Arvin Avenue
("Property") to High Density Apartment ("R-4")

Dear Commission Members:

We represent the Lexington Home Ownership Commission II, Inc. ("LHOC"), which is the applicant and owner of the Property above-referenced. The LHOC is a wholly owned subsidiary of the Lexington-Fayette Urban County Housing Authority ("Housing Authority"), a quasi-governmental entity established pursuant to KRS Chapter 80. Pursuant to KRS 80.110, the Housing Authority is subject to planning and zoning requirements.

The Property was acquired by LHOC from the Faith Community Housing Foundation, Inc. on July 1, 2010 as one of a number of properties of the final inventory of Faith Community Foundation, Inc. conveyed to LHOC and is currently zoned Planned Neighborhood Residential (R-3).

The LHOC now wishes to change the zoning for the Property from R-3 to R-4 to permit the development of 11 units on the Property composed of 7 one-bedroom and 4 two-bedroom units. These units would be maintained within the housing inventory of the Housing Authority as subsidized rental units for utilization by eligible low-income clients of the Housing Authority.

We submit that the requested zone change to R-4 is in agreement with the adopted 2013 Comprehensive Plan for the following reasons:

1. The current Comprehensive Plan was adopted in 2013 which eliminated specific density restrictions in all of the residential zones, including R-4, and placed increased emphasis on infill, redevelopment and affordable housing.
 - Goals and Objectives. Theme A. Goal 1. "Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents."
 - Goals and Objectives. Theme A. Goal 2. "Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth. Objectives: (a) Identify areas of opportunity for infill, redevelopment, and