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Lexington, KY 40502

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June 6, 2016

Mr. L. Michael Owens, Chairman
Lexington-Fayette Urban County Planning Commission
Phoenix Building
101 E. Vine Street, 7th Floor
Lexington, KY 40507

**RE: Zone Change Application, R-1C to B-4
101 Rosemary Ave; 1500 & 1502 N. Limestone
Bobbie & Sylvia Waller
James Clay Waller**

Dear Mr. Owens:

The above referenced properties are owned by Bobbie and Sylvia Waller, and their grandson James Clay Waller. James Clay Waller is requesting a zone change from the existing R-1C to B-4. The owners intend to consolidate these three (3) parcels with an adjacent B-4 zoned property located at 1532 N. Limestone, and to develop the property for an office/warehouse mixed use building.

The property ("Property") consists of three single family residential lots near the intersection of N. Limestone and Rosemary Ave. The Property was developed prior to World War II, and thus prior to the construction of New Circle Road. The Property is joined to the north by a B-4 mixed use development, and is directly across from multiple commercial properties along the west side of N. Limestone. The adjacent property at 1532 N. Limestone was successfully rezoned from R-1C to B-4 in 2010. Since that time the property has been fully developed and all buildings are occupied.

The justification to rezone the Property is based on substantial agreement with the 2013 Comprehensive Plan. Theme C, Goal 2, Objective (b) calls for "improve(ing) opportunities for small business development and workers who rely on personal technology." The adjacent B-4 development is currently home to multiple thriving small businesses that have facilitated the creation of more than 50 jobs. This application would foster additional small business growth and employment. The proposed development would support the "Complete Streets concept" by eliminating a gap in the sidewalk between 1532 N. Limestone and

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Rosemary Avenue. Since a bus stop is situated nearby, this improvement would be a substantial benefit to employees of nearby businesses as well as the residents of the adjacent neighborhood.

In conclusion, we respectfully request consideration and approval of this request.

Very Truly Yours,

Steve Baker, P.E.
MIDWEST ENGINEERING, INC.

FROM THE DESK OF CLAY WALLER

309 ballpark drive Lexington Kentucky 40505

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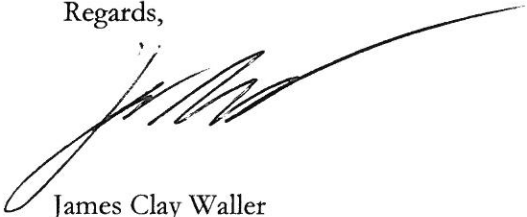
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TO: LFUCG Planning Commission,

The purpose of this letter is to state that the residents at 1502 N. Limestone, 1500 N. Limestone, and 101 Rosemary will be relocated to new housing in the neighborhood.

Regards,

A handwritten signature in black ink, appearing to read 'James Clay Waller', with a long, sweeping flourish extending to the right.

James Clay Waller

Developer

