

October 24, 2023

Urban County Planning Commission
Division of Planning – Planning Services Section
101 E Vine Street, Floor 7
Lexington, KY 40507

Re: Supplemental Justification Letter for Zone Change
PLN-MAR-2300015 Meadow Oaks Farm

Dear Members of the Planning Commission:

We submit this supplemental justification letter for Meadow Oaks Farm LLC's ("Applicant") application for a zone map amendment request for 3320 Feliciano Lane (a portion of) and 6810 Man O War Boulevard (a portion of) from Expansion Area Residential 2 (EAR-2) Zone to Community Center (CC) Zone, totaling 5.64 gross/net acres, in the development.

Appropriateness of CC Zone

The CC Zone is an appropriate zone for this location. The CC Zone permits mixed-use projects to allow developments to include both commercial and residential components. The commercial and residential components proposed in this development are not currently provided in the immediate vicinity. The 2018 Comprehensive Plan recommends increased use of mixed-use projects with higher densities and more intensive uses along corridors and other minor/major roadways in our community. On the subject property, the Applicant plans a commercial component consisting of one hotel with two towers, and associated services and amenities, such as a spa, café, pool, bar, and restaurants. The two towers will also include 11 residential units. On the existing CC Zone property, the Applicant is proposing three commercial buildings with retail, and 94,100 SF of residential use on the upper floors. The Applicant is proposing 2-3 more dwelling units per acre than the Expansion Area Master Plan recommended, which will provide necessary housing for the community without overwhelming the area. The Applicant plans to use the retail units for additional neighborhood serving businesses, such as restaurants, medical and dental offices, offices for businesses and professional services, and establishments for the retail sale of merchandise. The balance of the development will be utilized for townhomes and single family residences. The subject property, along with the adjacent properties in the development, will create an active mixed-use project. This supplemental justification letter provides further information on the appropriateness of the CC Zone and how it satisfies many of the policies of the 2018 Comprehensive Plan.

Pertaining to the Design Policies under Theme A, Growing Successful Neighborhoods, the Applicant's development provides a people-first design that ensures roadways and pedestrian connections move vehicles and pedestrians in a safe and context sensitive manner (Policy 1). The Applicant is retaining the existing large trees to create a boulevard at the main entrance. The pedestrian paths are the primary connections between the various proposed uses and existing and future residential developments to the north, south and east (satisfying Sustainability Policy 1 of Theme B). The plan provides pedestrian connections, varied massing and sizes of buildings, and orientation to pedestrian paths (Policies 4 and 5) to connect this development to the other residential developments. The parking areas are situated to horse-shoe the developments to allow the massing of the buildings and large open spaces to increase pedestrian use. Parking areas are not the primary visual component of the neighborhood (Policy 7). The existing large trees along Man O' War Boulevard will screen the proposed parking; plus, the Applicant will be required to provide additional screening for the parking use area under the Zoning Ordinance. The upper level residential units will create additional housing choices in this area (Policy 8). The hotel will provide pedestrian-connected overnight accommodations for tourists and out-of-town guests of the residents in the surrounding developments. Two large greenspaces have been provided within walking distance of the development and surrounding residential neighborhoods (Policy 9). The Applicant's internal focal point, "great lawn" and existing pond, are centrally located and easily accessible to all, including the existing and future developments (Policies 9 and 10). The Applicant is providing neighborhood serving businesses, such as restaurants, medical and dental offices, offices for businesses and professional services which will connect to the other non-commercial communities—with both pedestrian and vehicular connectivity (Policy 12).

As to the density policies under Theme A, this development provides additional densities along a minor/major roadway (Policy 1) with increased density through context sensitive design (Policy 2). The CC zone will allow additional neighborhood supportive businesses, such as restaurants, medical and dental offices, offices for businesses and professional services (Policy 3). The hotel will provide pedestrian-connected overnight accommodations for tourists and out-of-town guests of the residents in the surrounding developments. This development is located on a roadway that is anticipated to be a higher capacity roadway in the future (Policy 4). Community facilities will be integrated into the development (Policy 7).

For the livability policies under Theme C, the Applicant is proposing a development that creates a multi-modal and mixed-use development with large greenspaces, housing and employment opportunities, and entertainment options to attract businesses, tourist and residents (Policies 6, 7 and 8). The hotel will also provide pedestrian-connected overnight accommodations for out-of-town guests of the residents in the surrounding developments.

Pertaining to the design Policies under Theme D, the Applicant's development provides a design that creates multimodal streets to satisfy all user needs (Policy 2). The Applicant has revised its main entrance to provide for safer pedestrian crossing. The revised plan will provide for pedestrian crossing from the existing development to the south to any future developments to the

north and east. The proposed private road will be a boulevard to reduce traffic speeds (Policy 5). The Applicant's "great lawn" creates quality and useable open space (Policies 9 and 10).

The request modifies the old EAMP land use map by applying the principals established by the Policies of the 2018 Comprehensive Plan. With regard to balancing the recommendations of the two plans, the 2018 Comprehensive Plan states that considerations regarding the EAMP "should be in addition to, and not in place of, the Placebuilder process and criteria" (pg 268). As discussed above, the proposal successfully satisfies the policies of the 2018 Comprehensive Plan.

In conclusion, the project complies with the Policies of the 2018 Comprehensive Plan.

DEVELOPMENT CRITERIA / THE PLACEBUILDER

This supplemental justification letter further addresses specific development criteria for the zone change within the New Complete Neighborhood Place-Type and Medium Density Non-Residential / Mixed Use Development Type.

SITE DESIGN, BUILDING FORM, & LOCATION

A-DS5-3 The proposed buildings are oriented to a new private road, which is the central access for the development. The rear of the towers are oriented toward the "great lawn" and existing pond to integrate the hotel into those amenities. The retail buildings will orient toward a large green space. These orientations allow the massing of large open/green spaces to increase pedestrian use. Multiply pedestrian paths will connect the commercial and residential areas with those open/green spaces. The proposed private road will be a boulevard to reduce traffic speeds and create a pedestrian-friendly atmosphere. The Applicant has revised its main entrance to further provide for safer pedestrian and vehicular crossing. The plan provides pedestrian connections to connect this development to the existing development to the south and future developments to the north and east.

A-DS7-1 The proposed parking has been oriented to the sides of the properties to the greatest extent possible to allow the massing of commercial areas and large open/green spaces for the focal points of the development. The development is not overparked and has dispersed its parking to greatly reduce the massing of parking. This further allows the proposed buildings to be oriented to the central access for the development. Multiply pedestrian paths will connect the commercial, residential open/green space areas to increase pedestrian use. The existing large trees along Man O' War Boulevard will screen the proposed parking; plus, the Applicant will be required to provide additional screening for the parking use area under the Zoning Ordinance. The plan provides pedestrian connections to connect this development to the existing development to the south and future developments to the north and east.

D-PL2-1 Currently, the closest businesses are a one-mile walk from the development. The Applicant plans to use the retail units for additional neighborhood serving businesses, such as restaurants, medical and dental offices, offices for businesses and professional services. The hotel will also include a spa, café, pool, bar, and restaurants. The hotel will also provide pedestrian-connected overnight accommodations for tourists *and* out-of-town guests of the residents in the surrounding developments. The Applicant also anticipates that the “great lawn” will provide a large green/open space and focal point for the neighborhood. The plan provides pedestrian connections to connect this development to the existing development to the south and future developments to the north and east. Those connections will allow residents in those other developments to utilize the services and amenities.

TRANSPORTATION & PEDESTRIAN CONNECTIVITY

D-CO2-2 The rights-of-way and multi-modal facilities are designed to provide safe facilities for all users on the site. The proposed private road will be a boulevard to reduce traffic speeds and create a pedestrian-friendly atmosphere. The Applicant has revised its main entrance to further provide for safer pedestrian and vehicular crossing. The plan provides pedestrian connections to connect this development to the existing development to the south and future developments to the north and east. The Applicant is proposing to retain the future road connection of this neighborhood and the existing development to the south. Those connections will allow residents in those other developments to utilize the services and amenities in the commercial areas.

Sincerely,



J. Darby Turner, III