

January 6,2025

Mr. Larry Forester, Chairman  
Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington KY 40507

Chairman Forester:

I have filed a zone change application and associated Amended Development Plan for my property located at 125 Canebrake Drive, Lexington, Kentucky. The site is a single parcel of .99 acres and is located in the vicinity of the Northeast intersection of I-75 and Athens-Boonesboro Road. The site has remained undeveloped for nearly 40 years, I believe, due to its size, shape, topography, encumbrances, and zoning requirements. It is my desire to have the zoning changed from B-5p to I-1.

## **PROPOSED DEVELOPMENT**

My goal is to construct a facility for the indoor storage of large Class A Motorhomes. Currently, to my knowledge, no such facility exists in Fayette or surrounding counties. Such a facility will provide owners of these vehicles with year-round use by avoiding the winterization process required when left outdoors.

## **BACKGROUND**

Covey Ridge Development is located at the Northeast corner of the intersection of I-75 and Athens-Boonesboro Road and established as an Interchange Service Business Zone B-5P development. 125 Canebrake Drive is part of the Covey Ridge Development. The development plat for Covey Ridge was amended several times in 1988. As a result of these amendments, the parcel, then known as Lot 3 was subdivided into three parcels. The resulting parcels being 5575 Athens-Boonesboro Road (A.K.A. Lot 3); 100 Canebrake Drive (A.K.A. Lot 5); and 125 Canebrake Drive (A.K.A. Lot 4).

These amended plats placed certain requirements on Lot 4. Most notably, the provision for Storm Water Retention from Lot 3 and a Storm Sewer and Drainage Easement from the adjacent parcel, Lot 2. Together these two items encumber nearly 25% of Lot 4. Today's current zoning requirements for a B-5P parcel call for 30% building coverage which differs significantly from when the storm water and drainage easements were established in 1988.

Considering current zoning requirements, development of Lot 4, as a B-5P parcel is physically unfeasible and financially impractical. However, the Placebuilder element of ***Imagine Lexington 2045*** addresses changes to the region around the I-75/Athens-Boonesboro Road interchange.

The 2024 Urban Growth Master Plan – Area 5 Land Use Legend designates the area including Lot 4 as Flex Space/Industrial which recommends I-1 Zoning.

## **PLACE-TYPE, DEVELOPMENT TYPE**

This location is an Industry and Production Center. As part of the description of this Place-Type the Placebuilder says;

*“These places should be located near major corridors to facilitate efficient and affordable shipping and transportation of goods throughout the region. Developments should minimize negative impacts on adjoining lower intensity uses.”*

While Class A Motorhomes are not “commercial in nature” and they transport people in lieu of goods, they are of the same size and present similar issues when traveling community streets and highways. Providing facilities for these vehicles near major transportation routes does minimize negative impacts on adjoining lower intensity developments.

## **Land Use**

The proposed development does provide a community-oriented service (E-STB-2).

## **Transportation, Connectivity, and Walkability**

Development will comply with Lexington’s Complete Streets Policy (D-CO2-2).

Development will not have Dead-End Streets or Cul-de-sacs (D-CO4-1).

Development does consider existing topography to minimize grading as needed to accommodate vehicular traffic flow requirements (D-CO4-3)

## **Environment**

Development plan does not impact environmentally sensitive areas on or around adjacent properties (B-PR2-1).

Development plan does not remove any significant trees and provides replacement of failing street trees. It also provides Tree Canopy in excess of ordinance requirements (B-PR7-1).

Although the existing topography presents a elevation change of 22 feet across the primary portion of the site, every effort has been made to minimize disturbance where possible (B-PR9-1).

No upward directed site lighting will be provided (B-PR10-1).

No impervious surfaces other than those necessary to the function of the facility will be provided B-SU4-1).

Development Plan does improve the existing tree canopy (B-RE1-1).

Existing failing and/or dead street trees are to be replaced with a different approved species as per an initial meeting with the Urban Forester (D-SP10-1).

### **Site Design**

Project design does not obstruct view of existing gateways in the RLMP (C-LI2-1).

No exterior is to be provided (C-PS10-2).

### **Building Form**

No existing structures are present on this site.

### **CONCLUSION**

I feel the proposed Zone change and subsequent Amended Development Plan meets the intent and purpose of the 2018 Comprehensive Plan as envisioned in the Lexington 2045 Placebuilder element. Thank you for your consideration of our request for a zone change and I look forward to addressing any questions you may have at the Planning Commission meeting on February 27, 2025.

Regards,

A handwritten signature in blue ink, appearing to read "David M. Samokar", with a stylized flourish at the end.

David M. Samokar  
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