

January 2, 2018

Urban County Planning Commission  
Division of Planning – Planning Services Section  
c/o Mr. William Wilson, Chairperson  
200 East Main Street  
Lexington, Kentucky 40507

Re: Off Season LLC / Old Stone Townhomes  
Rezone of 3009, 3013 and 3021 Tates Creek Road from R-1C to R-3

Dear Members of the Planning Commission:

We represent Off Season LLC for its application for a zone map amendment request for the property located at 3009, 3013 and 3021 Tates Creek Road (“Property”). The Property is 2.60 acres gross (2.09 acres net), and it is currently zoned Single Family Residential (R-1C) Zone. The applicant is seeking to rezone the Property from the R-1C Zone to the Planned Neighborhood Residential (R-3) Zone.

The Property was originally proposed to have three residences as a development in the 1950s, but only one lot was developed during that 60-70 years period. The Property currently consists of two vacant lots and one lot on which a residence was most recently used as a church from 2012 to 2017. Within the last year or so, the Property was proposed as a surface parking lot to serve a church on the east side of Tates Creek Road. The Property is an opportunity for infill within the Urban Service Area.

The applicant desires for residents in the surrounding neighborhoods and area to have a high quality townhome community to right-size from their current single family residences. This townhome community will have 14 townhomes with individual lot lines and a common area lot. The community will have two types of townhomes, each being 1-½ story and containing a two car garage and outdoor / greenspace area. Ten of the townhomes will have 3,000 sq. ft. and four will have 3,800 sq. ft. Each townhome will have a master bedroom on the first floor and guest rooms on the second floor. A homeowner’s association will govern and maintain the common area lot. There are currently no similar townhome communities in this area of the Tates Creek Road corridor.

The residents in this community will have readily available access to abundant community facilities. Sidewalks were recently added to each side of Tates Creek Road to encourage walking and bicycling in the area. There are churches either adjacent to, or on the east side of Tates Creek Road, the Property. A neighborhood shopping center is located ¾ of a mile from the Property. And, there are multiple parks and outdoor entertainment amenities

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within 1-½ miles walk or bike ride from the Property, including the Arboretum and Kroger Field at the University of Kentucky.

Currently, the Property is surrounded by complementary uses. On two sides are residences, with a church located on a third side. The proposed entrance to the community will face Tates Creek Road, with architectural designs to the townhomes along Tates Creek Road to mimic facing thereto. The proposed building line for the community would be modified to 20' from Tates Creek Road with high quality landscaping and entry at a new access easement point. The developer plans to build an eight foot full brick fence (on both sides) along portions of the Property for both privacy for the residents and adjacent properties. The community is a high quality proposal that will complement the surrounding area.

The zone change request for 2.06 acres (net) from R-1C Zone to R-3 Zone is appropriate for the Property, as outlined above, and is in compliance with the stated Themes and Goals of the 2013 Comprehensive Plan. The zone change satisfies Theme A, Goals 1 and 2, and Theme E, Goal 1, of the Comprehensive Plan. The zone change will allow a higher density and compact infill development within the Urban Service Area. The community would have 14 townhomes rather than only three single family residences as is currently proposed for the Property. Two of the lots have been underutilized for almost 70 years. Finally, the plan for the proposed community is to focus on the needs of older residents in the area.

In addition, the Urban County Council has adopted the goals and objectives for the 2018 Comprehensive Plan, which, in part, emphasizes higher density and infill development within the Urban Service Area. This community complies with those goals and objectives as well.

As discussed more fully above, this request complies with the 2013 Comprehensive Plan.

Very truly yours,



Job D. Turner, III

cc: Off Season LLC  
P. Branden Gross, Esq.

JDT/pbg