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November 11, 2016

Mr. William Wilson, Chairperson
Lexington Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

Re: 3735 Palomar Centre Drive/Zone Map Amendment Request/Variance Request

Dear Chairperson Wilson,

I represent Lex/108, LLC in connection with this relative small zone map amendment request to rezone a split zoned parcel within the existing Palomar Centre Shopping Center from P-1 to B6P which is the zoning for the shopping center. This is also a request for a variance from the required building setback of 50 feet to 15 feet from the adjacent P-1 zoned property. This zone change is necessary to accommodate a Starbucks restaurant. This zone change request is in conformity with the following provisions of the 2013 Provisions of the Comprehensive Plan:

- 1. Theme A, Growing Successful Neighborhoods, Goal 2, Support infill and redevelopment throughout the Urban Services Area as a strategic component of growth.**

Objectives

- a. Identify areas of opportunity for infill development and adaptive reuse that respect the area's context and design features whenever possible.

2 Theme E, Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land, Goal 1, Uphold the Urban Services Area Concept.

Objectives

- b. Encourage compact, contiguous, and/or mixed use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

The variance is needed to accommodate a new prototype Starbucks restaurant. The requested variance will not have any adverse impact on the adjoining property or otherwise alter the essential character of the area. The adjacent property is a bank and there is no shared ingress or egress with the subject property.

The current use of the property for which this variance is sought is as a detention basin. The applicant proposes to redesign its storm water management system to store its storm water in a vault underground so that the subject property can be developed. The proposed use will be similar to other uses within the existing boundary of the Palomar Centre Shopping Center.

The proposed application is consistent with the above stated provisions of the Comprehensive Plan. This is only a minor adjustment within the boundaries of an existing B6P shopping center.

I look forward to presenting this application before the December meeting of the Planning Commission.

Very truly yours,



T. Bruce Simpson, Jr.

