

July 3, 2017

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington KY 40507

RE: Application for Zone Change from A-U Zone to R-1A Zone

Dear Planning Commission Members:

On behalf of Raymond Allen Waits (Property Owners), Vision Engineering has filed a zone change application for a portion of property located at 2200 Old Higbee Mill Road. We request a zone change from Agricultural Urban (A-U) Zone to Single Family Residential (R-1A) Zone. The property is part of a larger tract that the applicant wishes to subdivide to create a smaller lot for an existing residence located at 2200 Old Higbee Mill Road. It is the intent of the applicant to consolidate the remaining A-U Zoned portion of the property with an adjoining piece of property zoned A-U located at 2100 Old Higbee Mill Road.

The property fronts on Old Higbee Mill Road. The proposed lot will total 1.246 Gross and Net Acres. The property has an existing 1,863 sf single family residence on it with an attached garage. The residence was constructed in 1959 and has been occupied ever since. There is also a detached 1,200 sf garage on the property that was constructed in 1980. The property is served by sanitary sewer available from LFUCG and participating Utility Companies found in this area.

This request is in agreement with the Comprehensive Plan. The 2007 Comprehensive plan identifies this property as future residential. It recommends this property for medium density, however, the proposed lot is compatible in size with the adjoining properties to the east and west. The 2013 Comprehensive plan list goals and objectives to meet instead of the old colored map of the 2007 Comprehensive Plan. This proposal meets several of the Goals and Objectives of the 2013 Comprehensive Plan.

Theme A: Growing Successful Neighborhoods

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's on text and design features whenever possible.

This proposal is making use of existing developed land. It will not be changing the land use and will utilize existing structures which match the buildings in the immediate area in size and architecture.

Theme B: Protecting the Environment

Goal 1: Continue to implement the Consent Decree, including the capacity assurance program, as directed by the Environmental Protection Agency.

This proposal will maintain the current sewer connections to LFUCG Sanitary sewer system located to the rear of this property. The current residence will stay as is so no new capacity will be added to the system.

Theme E: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Services Area concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area.
- b. Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs.

This proposal falls within the urban service boundary. From an appearance and use standpoint there will be no change to the property. It will remain single family residence similar in size and area to the adjoining properties.

We request your consideration for zone change and look forward to meeting with you in August.

Sincerely,



Matt Carter
Vision Engineering.