

June 21, 2022

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

Re: Supplemental Justification Letter – DF Lexington Properties II LLC  
3440, 3450 and 3454 Richmond Road / PIDN 38085760, 34503460, 20413602  
From: Neighborhood Business (B-1) Zone  
To: Highway Service Business (B-3) Zone

Dear Members of the Planning Commission:

We submit this supplemental justification letter for DF Lexington Properties II LLC's ("Applicant") to provide you will additional information requested from planning staff related to community outreach and the Placebuilder.

- As set forth in D-PL7-1 of our justification letter, we have had community outreach: "I have spoken with the representatives of The Cove Lake Village Apartments on the other side of the reservoir, and it supports the zone change. I have spoken with representatives of the townhouses of Squires Woods (east of Squires Road) and the adjacent the gas station and a dry cleaner; none of them foresaw an issue with the zone change. On behalf of the Applicant, I have offered to meet with those stakeholders in person or to provide the same with additional information."
- A-DS5-3 – The building is oriented toward the public service road. The Applicant intends to improve pedestrian sidewalks along the service road. There will also be pedestrian access points for crossing locations through the parking lot and at access points to safely reach other off site businesses. Further, the development plan now states pedestrian access will be resolved at the final development plan.
- B-SU11-1 – At this time, the applicant intends to incorporate green infrastructure off site on its southern tract near the reservoir. There will be opportunities for a rain gardens bioswale or other green infrastructure on that site. The development plan now states green infrastructure will be resolved at the final development plan.
- C-PS10-3 – The development is not overparked. The Applicant is providing the required parking under the zoning ordinance: 58 spaces based on the use and SF of the building. Technically, the parking for the display cars are inventory storage and not parking spaces. Also, EV Charging spaces should not be considered parking spaces for the purpose of evaluating whether the project is overparked. The development plan now designates the

June 21, 2022

Page 2

area on which car display parking and EV Charging spaces are located. As you know, parking will be addressed again as part of the final development plan.

- D-CO2-2 - Applicant intends to improve pedestrian sidewalks (from 3-4' to 5') along the service road. There will also be pedestrian access points for crossing locations through the parking lot and at access points. The Applicant intends for there to be pedestrian access from this development to the balance of the auto mall. Further, the development plan now states that pedestrian access to the balance of the auto mall will be resolved at the final development plan.
- B-PR7-2 – As part of complying with the Richmond Road Ordinance, the Applicant plans to have a group of a trees at Richmond Road on the small lot. The Applicant believes it would be able to add another group of trees on its southern tract near the reservoir as part of the final development plan. That can be discussed along with the green infrastructure plans as part of the final development plan.
- B-PR7-3 – Currently, there are not many trees located on the site. Under the applicable ordinances and regulations, the Applicant will plant both perimeter and internal trees in the parking lot. The Applicant will increase the tree canopy to 20%. That is the same percentage as required under the B-1 zone.
- B-RE1-1 – The public service road was not designed for street trees along the Applicant's side of the road. But, the Applicant is willing to install some small trees along that road. The viable locations and species should be discussed at the time of the final development plan as part of the pedestrian access conversation.

Let me know if you need any additional information.

Sincerely,



P. Branden Gross

cc: DF Lexington Properties II LLC  
Don Franklin Auto