

January 23, 2026

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Lexington-Fayette Urban Count Planning Commission
101 E. Vine Street, 7th Floor
Lexington, Kentucky 40507

Dear :Lexington-Fayette Urban County Planning Commission

RE: Supplement to Request for Zone Change and Variance for 2914 Clays Mill Road
(PLN-MAR-25-00018; PLN-MJDP-25-00065; PLN-WAV-25-00007)

Dear Members of the Planning Commission,

On behalf of Dailey Homes, LLC (the “Applicant”), this letter is provided to supplement the letter dated October 6, 2025 submitted in support of the application requesting a zone change for 2914 Clays Mill Road, Lexington, Kentucky (the “Property”) to Mixed Low Density Residential (R-2) to allow for the development of townhouses on the Property.

NEIGHBORHOOD OUTREACH

Applicant hosted a neighborhood meeting to discuss the proposed zone change and development on Thursday, November 13, 2025, at the Clays Mill Cares Day Care & Preschool located not far from the Property at 3000 Clays Mill Road, Lexington, Kentucky 40503 at 6:30 p.m. in the evening. Approximately 30-40 neighbors and interested persons attended the meeting. Present on behalf of the Applicant were Jimmy Ball, as representative of the Applicant, Mark McCain with Vision Engineering, the project engineer, and myself as counsel to the Applicant. Mr. Jeremy Young, Senior Planner with LFUCG, was also present at the meeting.

Mr. Ball presented an overview of the proposed zone change and development and opened the floor to questions. The meeting lasted approximately two hours, with neighbors asking many questions and providing many comments about both the development and the zone change process. Applicant appreciated Mr. Young’s attendance at the meeting, as he was able to help answer questions about the process.

Applicant has additionally spoken with several neighbors who reached out to ask questions outside of the neighborhood meeting.

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PRIOR TREE REMOVAL AND TREE REPLACEMENT

Questions have been asked about the removal of trees from the Property. The tree removal occurred prior to the Applicant's involvement with the Property and prior to the first time Applicant viewed the Property. It is Applicant's understanding that trees were cleared in some areas of the Property before Taylormade Real Estate, LLC (the current Property owner) purchased the Property as part of Taylormade's due diligence investigation of the Property. Taylormade had discussions with multiple developers about ideas for development of the Property prior to coming to an agreement to sell the Property to Applicant. Applicant did not arrange for or have any control over the prior removal of the trees, however Applicant understands the concerns expressed and has added new tree plantings to the preliminary development plans.

GEOTECHNICAL STUDY

More information was requested about the potential existence of a sink hole on the Property and its impact on the proposed development. The concern was raised due to the Property's appearance on the Kentucky Geological Survey online topographic map service. Applicant arranged for additional geotechnical testing of the Property to be performed. The results of the testing and US Geological Survey review show no evidence of a sink hole on the Property. The report has been submitted to Planning Staff for review.

TRAFFIC ANALYSIS

Many of the comments at the neighborhood meeting were focused on the effect the development will have on traffic. Applicant listened to the concerns expressed and engaged Vision Engineering to complete a traffic impact analysis of the planned development. The results of the analysis show it will not cause a significant increase in traffic, estimating that the townhouse development will result in a 1.4% increase in new traffic in the AM peak and a 1.6% increase in traffic during the PM peak hour on Clays Mill Road. As part of the analysis, the traffic report compared trip generation between single family residential lots and townhomes. Townhomes were estimated to generate one (1) additional entry trips and six (6) more exiting movements in the AM morning peak hour. No additional trips were estimated in the PM afternoon peak hour with townhomes in comparison with single family homes. The report has been submitted to LFUCG Division of Traffic Engineering for review.

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CONCLUSION

The above supplemental information provides additional support for Applicant's proposal and the conclusion that the proposed zone change and variance are in agreement with the Comprehensive Plan and further its Goals and Policies.

Thank you for your time and consideration.

Very truly yours,

STITES & HARBISON PLLC



Charlotte Turner McCoy

CTM