

Letter of Justification

Respectfully, please allow this letter to help serve in a zone change request from a current, non-conforming land use R1-C zone to a R1-T zone for 0.885 net acres (1.021 gross acres) at 375 Pasadena Drive.

The subject property is near the Pasadena Drive and Stone Road intersection in southwest Lexington-Fayette County between Nicholasville Road (US 27) and Clays Mille Road. The property lies on the north side of Pasadena Drive and approximately 750 feet west of the CSX / Norfolk Southern rail line and Pasadena Drive railroad bridge overpass.

The property has been recommended as a residential single-family zone since the 2007 Lexington-Fayette County Comprehensive Plan and possibly earlier. Four (4) residential developments in the area and eastward direction have been constructed between the proposed site and the CSX / Norfolk Southern rail line since the mid-2000's.

An Eastway Drive 600 foot street extension has twelve (12) R1-C single-family homes, thirty (30) R1-E zoned residential homes have been constructed on Sun Seeker Court with frontage along the railroad and single family homes, townhomes have been built on Long Leaf Place (R-3 zone) and Broadleaf Lane (R1-T zoning).

A planned residential development aligns with other land uses in this area and is in conformance with the 2018 Imagine Lexington Comprehensive Plan Goals and Objectives approved November 16, 2017 by the Urban County Council and as outlined:

Theme A (Growing Successful Neighborhoods) – Goal 1 expand housing choices, accommodate housing demand responsibly, prioritizing higher-density and housing types mixture.

Theme A – Goal 2(a) and (b) supports infill / redevelopment and represents the context / design of surrounding and planned property and ensures compatibility.

Theme A – Goal 3: The planned townhome development on approximately one (1) acre allows a mixed housing type, provides an additional step toward future pedestrian connectivity from Pasadena Drive / Stone Road to Hill N Dale Road / Eastway Drive. Effort will made to maintain as much of the existing tree canopy as possible during construction and trees will planted as required within the R1-T zone and new development.

Theme D (Improving a Desirable Community) with a pedestrian first design. Sidewalks can be included along the Pasadena Drive and Hill N Dale Road right-of-way and provide another property piece in this area to provide a future pedestrian connection. A possible 363 Pasadena Drive development as a residential property, adjacent 2.16 acre property to the proposed site, subject property is the final piece in providing improved pedestrian connectivity.

We appreciate the review and help in the planning process, zone change request.