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April 4, 2016

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

Re: Application for Text Amendment to allow schools for Academic Instruction  
as a principal use in the EAR-1 zone

Dear Members of the Planning Commission:

I represent Christian Academy of the Bluegrass, Inc., a non-profit corporation. Christian Academy of the Bluegrass is planning to open a school, starting the next academic year. They anticipate starting the school in North Lexington Church of Christ, 2280 Hume Road in Lexington. This would likely be a temporary location until a permanent site is located. The North Lexington Church of Christ is located in the Expansion Area Residential 1 (EAR-1) zone.

Churches and Sunday schools, with daycare, are currently principal permitted uses in the EAR-1 zone in locations where the Comprehensive Plan recommends semi-public uses. North Lexington Church of Christ was approved under this principal use designation.

Ironically, although North Lexington Church of Christ could start a daycare facility with no limitation on the number of children, it cannot accommodate children in an academic environment.

A school for academic instruction would have no greater land use impact than a daycare center which is currently allowed.

Also, schools for academic instruction are principal permitted uses in the EAR-2 and EAR-3 zones in the Expansion Area. As you know, much of the EAR-2 zone has developed in a manner similar to the EAR-1 zone. Both EAR-1 and EAR-2 are residential zones, and it is appropriate to have schools located in both zones within the community.

We are requesting to add a new principal use in the EAR-1 zone as follows:

23A-5(b)5. Schools for academic instruction.

Thank you for your consideration of this text amendment request.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. V. Murphy".

Richard V. Murphy  
Christopher M. Clendenen  
Attorneys for Christian Academy of the  
Bluegrass, Inc.

RVM/prb

Letter to Planning Commission 3-25-16.docx