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January 7, 2019

Lexington-Fayette Urban County Planning Commission
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, KY 40507

Re: Zone change request for 2020 Russell Cave Road (the “Property”)

Dear Members of the Planning Commission:

I represent Trust Equity LLC (“Applicant”). I filed a zone change request for the Property, located at 2020 Russell Cave Road, including the following documents in support of the zone change request:

1. Zone change application (Accela)
2. Legal Description
3. Property Information and Vicinity Map
4. Notification Map
5. Notification List of Surrounding Property Owners
6. Supplemental Notification Map
7. Supplemental Notification List of Surrounding Property Owners
8. Notification Letter
9. Stamped and Addressed Envelopes for Notification Letters
10. Property Deed
11. Preliminary Development Plan for the Property

The Property consists of 9.46 gross (7.38 net) acres. Applicant’s request is to rezone from Agricultural Urban (A-U) zone to Expansion Area Residential 2 (EAR-2) zone. The proposed zoning is intended to allow development of single-family and multi-family residential dwelling units. The Property is located in the northeast quadrant of the Russell Cave Road / I-75 South overpass.

The zone change will not adversely impact the character or function of the neighborhood. Currently, the Property is bounded on the south and east sides by existing single-family residential dwellings, and is bounded on the north and northwest sides by undeveloped agricultural land. The surrounding zones are, respectively: R-2 (Two-Family Residential), R-1D

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(Single Family Residential), and A-R (Agricultural Rural). The desired zoning will bring this currently vacant agricultural parcel into usage that is more consistent with the existing surrounding neighborhood, and will encourage healthy expansion of diverse housing options within the existing Urban Service Area.

In short, this is the type of development which the various Comprehensive Plans encourage. The requested zone change is in full compliance with the 2013 Comprehensive Plan, and the Goals and Objectives of the 2018 Comprehensive Plan. First, the change will support increased housing diversity within the Urban Service Area. Second, the zone change will make the Property more congruous with the surrounding neighborhood. Third, the Property—currently vacant former agricultural land—can be put to a more productive and beneficial use in an EAR-2 zone. Fourth, the proposed development plan is intended to provide for improved connectivity of the existing neighborhood, and will provide for future connectivity with the large parcel to the north when it is developed.

2018 COMPREHENSIVE PLAN GOALS & OBJECTIVES¹

THEME A: Growing Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.

The proposed zone change will allow creation of new residential housing on currently vacant land. The accompanying development plan and EAR-2 density requirements allow for the construction of a total of fifty-six dwelling units, comprised of a mixture of single-family and multi-family housing.

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 context and design features whenever possible.

¹ To the extent the 2013 Comprehensive Plan and 2018 Comprehensive Plan Goals & Objectives are substantively similar, applicable goals and objectives are presented only in this section.

The proposed zone change and development will allow the Property, currently vacant agricultural land within the Urban Service Area, to be utilized for single-family and multi-family housing without substantively altering the character of the surrounding neighborhoods.

Goal 3: Provide well designed neighborhoods and communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment or expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.
- b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
- c. Minimize disruption of natural features when building new communities.

The requested zone change will preserve the character of the existing neighborhood, which is primarily residential, while improving connectivity and navigation within the neighborhood.

Goal 4: Address community facilities at a neighborhood scale.

Objectives:

- c. Establish and promote road network connections in order to reduce police, EMS, and fire response times.

The zone change and proposed development plan will add new connection points and increased neighborhood accessibility. This should benefit the existing neighborhoods as well.

THEME D: Improving a Desirable Community

Goal 1: Work to achieve an effective and comprehensive transportation system.

Objectives:

- a. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
- d. Improve traffic operation strategies.

Currently, the neighborhood contains surrounding stubs and cul-de-sacs. The proposed zone change will allow for more interconnected streets and traffic flow, allowing neighboring residents and visitors more options for ingress and egress.

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. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.
- c. Emphasize redevelopment of underutilized corridors.
- d. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- e. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

The proposed zone change will put currently vacant, unused agricultural land within the Urban Service Area to use for needed single-family and multi-family dwellings. The Property is presently one of the last undeveloped parcels in its vicinity that is within the Urban Service Area.

2013 COMPREHENSIVE PLAN

THEME A: Growing Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- b. Plan for housing that addresses the market needs for all of Lexington-Fayette County's residents, including, but not limited to, mixed-use and housing near employment and commercial areas.

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The proposed zone change and development plan will add additional housing near the employment and commercial areas along the I-75 / I-64 corridors and nearby employment and commercial centers: New Circle Road, Newtown Pike, and Coldstream Park.

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

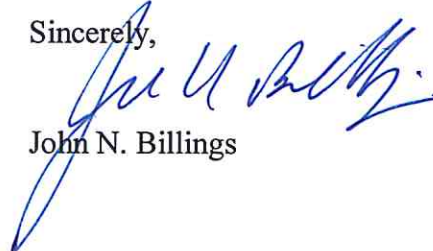
Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers, and create no new Rural Activity Centers.

The proposed zone change and development plan does not seek to expand or change the Urban Service Area or any Rural Activity Center.

The current A-U zoning is inappropriate because the parcel is already surrounded on two sides by residential dwellings and is among the last undeveloped parcels in this vicinity within the current Urban Service Area. EAR-2 zoning will allow the area to be put to a more congruous and useful purpose without significant change to the character of the area.

I appreciate your time and attention to this zone change request, and I look forward to fully presenting the project to you soon.

Sincerely,

A handwritten signature in blue ink, appearing to read "John N. Billings".

John N. Billings