

2020 Land Surveying
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Lexington Fayette Urban Planning Commission
200 E. Main Street
Lexington, kentucky 40507

RE: Zone Map Amendment Applicaion for
300 Alexandria Drive, from R-3 to I-1

Dear Chairman,

Proposed Request

2020 Land Surveying is representing the owners of 300 Alexandria Drive, in their request to have 300 Alexandria Drive rezoned from (R-3) Planned Neighborhood Residential to (I-1) Light Industrial.

Location, History, and Proposed Use of the Property

300 Alexandria fronts the south side of the original Viley Road, and what is now a newly widened Alexandria Drive. This particular parcel and its neighbor 308 Alexandria (KU sub station), are remnant pieces of the original 85.63 acre Univeristy of Kentucky Property, that later became what is now Leestown Indutrial Park. These remnant pieces were transferred before the development of the Industrial Park, and therefore not rezoned along with the rest of the adjoining property. The site has a long since abandoned UK research building, and is crossed in front by a tower supported transmission power line.

The new owners of the property (who also own and lease the adjoining 2433 Over Drive property), wish to utilize the parcel for additional short term parking for vehicles being maintained by the adjoining tire company.

Justification

First, it is our conclusion that the current zoning designation, is no longer appropriate for this particular property. The size, adjoining properties of a more appropriate designation, the obsticale of a large transmission line easement, and frontage on what is now a collector road, make it unsuitable for residential use.

Secondly, the rezoning request would be in agreement with the 2013 Comprehensive Plan, for several reasons. Most significantly, in Chapter 7 "Maintaining a Balance;" speaks to the

importance of infill and redevelopment. What is now a vacant, unused parcel with a deteriorating building, could be used to support an adjoining business, that otherwise might have to relocate elsewhere in the county. Also, the existing abandoned research building is of no historical or architectural significance and would not be conducive to adaptive reuse. In other words, it would be more in step with the Comprehensive Plan, to blend this property in with the surrounding Industrial Park, rather than restrict its use with an inappropriate zoning designation.

Conclusion

Given the reasons stated above, 300 Alexandria Road should be rezoned from (R-3) to (I-1). We submit that the current designation is no longer appropriate for this property and a redesignation would adhere to the goals and objectives of the Comprehensive Plan.

Sincerely,

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