

Megan Winfield

505 East Main Street

Lexington KY 40508

1/2/2024

Mr. Larry Forester
Lexington-Fayette Urban Co Planning Commission
200 East Main Street
Lexington KY 40507

Dear Chairman Forester:

I have been authorized by the owner of 469-471 Jefferson Street to submit the enclosed zone change request. The zone change on this property from I-1 to B-1 is consistent with the Enhanced Neighborhood Non-residential requirements from the 2018 Placebuilder guidelines. The neighborhood that this building resides in will benefit from the B-1 zoning that will allow for the intended use of a pizza restaurant with a patio which will provide affordable and nutritious food to the area and will also provide employment opportunities. The development has a low parking impact and will utilize most of the lot with production and seating and thus is maximizing land usage. The current zone on the property is outdated for the current business climate of the area and several other properties in the vicinity of the property have undergone similar zone changes. There will be no change to the overall footprint of the development and this particular business will help bridge the gap between businesses on each end of Jefferson Street. Given that there are no floodplains, schools, or residential components to our development plan, below are specific examples of how our proposed zone change will follow Placebuilder guidelines and provide amenities to an area of town that lacks B-1 type services.

A-DN3-1 - Pedestrian-oriented commercial opportunities should be incorporated within residential neighborhoods.	This particular property is very accessible by pedestrians and cyclists with good sidewalks and bike parking onsite.
B-SU11-1 – Green infrastructure should be implemented in new development.	Though the building is not new, there are proposed green features incorporated into the development plan.
C-DI1-1 – Consider flexible zoning options that will allow for a wide range of jobs.	In going from I-1 to B-1 zoning, many desirable commercial opportunities will be afforded to a neighborhood that has a shortage of services.
D-PL2-1 – Developments should aim to provide a neighborhood-serving use that does not already exist in the vicinity, or that fills a specific need.	This development is situated in an area with very few B-1 services and will focus on providing food to fairly dense, large residential area.
E-GR4-1 – Developments should incorporate reuse of viable existing structures.	The building for this development is existing and is perfect for the rezoned usage.
E-GR9-2 – Low-intensity business uses that will provide neighborhood amenities should be incorporated into existing neighborhoods.	With negligible amounts of seating, the proposed business in this development will not create significant traffic or parking issues for the neighborhood while also providing a desirable amenity.

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B-PR7-3 – Trees should be incorporated into development plans.	Green considerations are incorporated into the development plan.
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This type of zone change is exactly what the Placebuilder is looking for to enhance neighborhoods that are lacking services. This is great opportunity to take a building that is zoned improperly and convert it into a zone and business that enhances the neighborhood it is located within. I have reached out to both the Northside Neighborhood Association and Fayette Park Neighborhood Association to engage them and also inform them of our intentions. To date, no negative comments have been offered with most being excited about new amenities being offered within the neighborhood.

When looking at the Imagine Lexington Comprehensive Plan, several goals are attained by this Low Density Non-Residential / Mixed Used zone change. First, from Theme A, Goal 2, we have identified an opportunity for redevelopment using an existing building that is well-suited for our establishment. We do not want to change the building significantly or the public art that was added to the building in the last few years. We will be adding a patio but will otherwise utilize the building as it stands. Second, from Theme C, Goals 1 and 2, we are creating jobs for an area that does not have many service industries like we are creating. We want to have a wide variety of job opportunities at our establishment that will provide living wages for our employees. Also, we hope to employ people from the local neighborhood so their commute times are shortened and, if employment has been hard to find, we want to attract the people in the area to work at our restaurant. Also, from Theme B, Goal 4, our proposed zoning change will increase density and will supply food to an area that has largely been considered a food desert.

I am happy to answer any questions that you or other commission members may have about our development and vision. A development plan has been submitted by Barrett Partners and all required submissions supporting our application are in place.

Thanks for your consideration,

Megan Winfield
Managing Member
Pizza Pios LLC DBA Dingbats
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