

Realty Unlimited Blue Grass LLC

Date

Mr. Chairman Lexington-Fayette Urban Co Planning Commission 200 E. Main Street Lexington, KY 40507

Dear Chairman: I Matt Miniard Developer and the property owner Realty Unlimited Blue Grass LLC aka RUBG which has filed a zone change application and associated preliminary development plan for property located at 940 Old Higbee Mill Road 40503 in Lexington, Kentucky. The site is comprised of parcel totaling 23,086.8 sq.ft or .53 total acres. Bound West side single family home 936 Higbee Mill; Fronted by the right-of-way of Higbee Mill Road, Reared by Man-of -War, East Side Abandon ROW Higbee Mill "that now infested in invasive species honeysuckle". Whereby a key part of my development plan intent is to acquire abandon ROW and then eradicate Honeysuckle and re-plant harmonious evergreen scrubs transforming the abandon ROW into focal point of green space A-EQ7-3 and A-DS5-3. The unsightly growth of honeysuckle is adversely impacting solar potential of the site and proposed building improvements and direct violation of LFUCG environmental policies. The site is located at the end of Old Higbee Mill Hidden Springs neighborhood that terminates into rear of Stone Creek neighborhood back of Cephes Way rendering it ideal for "LR Enhanced Neighborhood" @ E-GR9-4 re-development into Enhanced Neighborhood rearing Man Of War in "saw tooth" building plan configuration @ A-DS10-2. Therefore, providing relief@ D-CO-4-1 within Place builder criteria

GOALS AND OBJECTIVES

I Matt Miniard Developer Owner President RUBG believe that my proposed development is in agreement with the 2018 Comprehensive Plan, specifically the Goals and Objectives that encourage expanding housing choices (Theme A, Goal #1), support infill and redevelopment (Theme A, Goal #2), A-DN2-1(Theme B Solar facade site # Sustainability #7 and # 12 (Theme D, Goal #1), and more specifically, accommodate the demand for housing in Lexington responsibly, prioritizing higher-density residential and a mixture of housing types (Theme A, Goal #1, Objective b.)

ENGAGEMENT

I met with your staff on July 15, 2021 to discuss the proposed development and zone change request prior to filing the application with the Division of Planning. During the meeting, your staff suggested and was supportive of the redevelopment of the existing vacant lot into multifamily townhouses. In contrast the owner developer believes that a more appropriate use of site that better meets the market demand and community needs is 3 story apartments style building of 1 bedroom flats or condo's. Your staff was not totally averse to the developer-owner desire for 3 story style apartment or condo buildings but prefer townhouse land use. The developer will concur with planning staff recommendations but only if concessions deem necessary to successfully achieve fulfillment of townhouses land use are granted to applicant as part of the zone change process.

Side yard of 3' adjoining 936 Higbee Mill.

25' front building line site back

The remaining abandon portion of Higbee Mill ROW deeded to RUBG for incorporation into final development plan for fillment of the criteria at LR Enhanced Neighborhood focal point, created single-loaded street.

SITE DESCRIPTION

Brief development history the site was created as remnant parcel with stub street termination into rear of 3 houses in the stone creek neighborhood. Additional investigation reveals this site was undevelopable due to being plagued with numbers abandon and un marked utilities easements. The developer has successfully negotiated most of the utility release's, had others consolidated, with ongoing negotiations with other utility stake holders on hold until final draft of development plan and obtainment of remaining Higbee Mill ROW is resolved. The remaining portion of Higbee Mill abandon ROW was created by the construction of Man of War BLVD causing abrupt termination of one neighborhood Hidden Springs into another Stone Creek neighborhood. Therefore, being in direct conflict with 2018 Comprehensive plan "Stub Street".

The subject site is located within a mixed-use neighborhood that currently includes single family residences, commercial greenhouse use that is not compatible with the existing neighborhood, although the green house was established on this street in the mid-1970s their use is atypical; other street property types include 2 churches and residential homes of various densities. The 940 Higbee Mill site with its unique sitting at the terminated end of Old Higbee Mill backing to Man of War is ideal for townhouse enclave @ E-GR9-3 and EGR9-4. Thus the saw tooth building lay out pattern creating A-DS10-2 while driving west to east on Man-of-War mitigating D-CO4-1. A new focal point well be created and enhanced by removal of the invasive species of Honey suckle by the acquisition of the remaining ROW portion of Old Higbee Mill creating buffer space between the townhouses and rear of homes in Stone Creek neighborhood. This buffer space will be re landscaped with evergreens and accessed by 2 points of entry at the front of Higbee Mill, and at the rear off Man of War BLVD.

The gently rolling topography of the site with its gradual front to rear slope is ideal for partial basements or split-level design of the proposed townhouses. This design feature will blend and adapt utilitarian building design into the Bluegrass terrain creating visual illusion of smaller building size overall due to below grade construction. Creating roof tops elevations that visually "stair-step" the Hidden Springs roof lines into the Stone Creek roof lines faculties balance to and harmony within theme of "sence of space" aesthetics creating external stimulus of quality of transition with urban silhouette from all prospective.

PLACE-TYPE, DEVELOPMENT TYPE AND REQUESTED ZONE

The Place builder defines seven place-types within the Urban Service Area boundary. This location is "Enhanced Neighborhood" and the proposed development place-type is context-sensitive to the surrounding area and implemented in a way that adds sense to place. The immediate area is built out

with no remaining buildable site except for the subject site. Whereby, low density multifamily is the most suitable development type for the site within the framework "LR Enhanced Neighborhood" based on planning staffs understanding of Placebuilder.

The subject site is currently located in a low density residential zone, and the applicant is proposing to re-zone the .53 acres for townhouse zoning. The proposed plan includes 6 unit townhouses represents a density of 3 dwelling units per acre. Matt Miniard Developer President of RUBG prides itself on the quality of its SMART HOUSE product with foot print of 18 x 36 per unit; thus (18 x 36 x 6 = 3,888 sq.ft / 23,086.8 sq.ft = .168 site coverage ratio. Proposed plans to include partial brick facades for the townhouses that will "saw tooth" along the 164 LF frontage Higbee Mill with building roof line orientation towards the sun so to maximize solar technology meeting the goals at Sustainability #12. This complacent site nestled at the end of Higbee Mill will transition R-1 C single family to low density townhouses. Thus, transcending from single family residential land use into townhouse land use; utilizing the abandon Higbee Mill ROW into green space buffer; creating pocket of residential density; with sence of space of ambiance, and quality of setting, being unique, and not typically found in urban Lexington. Whereby meeting local, state, national and international goals, by reducing carbon foot print, by utilizing solar energy. Thus, reducing not only global warming prevention, better resource allocation, meeting all LFULG Planning and Zoning goals per 2018 comprehensive plan.

Whereby the applicant understands the vision of the community, as outlined in Imagine Lexington: The 2018 Comprehensive Plan. The mission statement, goals and objectives, and the Place builder are furthered by the owners proposed development and believe that the request is in agreement with the Comprehensive Plan for numerous reasons. Based upon the context of the site location, the owner developer believes the site most closely aligns with the "LR Enhanced Neighborhood" place-type. Therefore owner developer believes that the proposed low density townhouse zone is in agreement with the place-type definition, is a suitable development type and agrees with one of the recommended zones, as established by Placebuilder within the framework of Image Lexington

DEVELOPMENT CRITERIA

In attempt to further address the Place builder development criteria; applicant has prepared a "synopsis" annotated graphic of the proposed development plan ability to adapt to development criteria. However, numerous other development criteria deserve further explanation and you will find the following information helpful in determining that the requested zone change is in agreement with the Comprehensive Plan. There are several Placebuilder development criteria that are not applicable to the proposed zone change, only those that are applicable well be detailed.

Graph

The following design standards and criteria are being met, and are annotated on the development plan:

A-DN2-1; in fill residential should aim to increase density

A-DN6-1; Allow and encourage new compact single-family housing types

Site Design, Building Form & Location

A-DS5-3 ; Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere

A-DS11-1; Common public uses that serve as neighborhood focal points, such as parks and schools, should be on single loaded streets

B-PR9-1; Minimize disturbances to sensitive areas by utilizing the existing topography to the greatest extent possible

B-SU11-1; Green infrastructure should be implemented in new development (E-GR3)

D-SP3-1; Adequate ROW, lease areas and easements for infrastructure, with emphasis reliable service throughout Lexington.

E-GR9-3; less intense multi-family residence types (duplexes, four-plex's, courtyard apartments, etc) should be incorporated into primarily single-family areas

E-GR9-4; Development should intensify underutilized properties and develop vacant and underutilized gaps within neighborhoods (E-GR6)

Transportation & Pedestrian Connectivity

A-DS5-2; Roadways should provide a vertical edge, such as trees and buildings

A-DS10-2; new focal points should be designed with multimodal connections to the neighborhood

D-CO1-1; ROW and multimodal facilities should be designed to reflect and promote the desired place type

D-CO4-1; Dead end streets and Cul-de-sacs should be discouraged except where connections are not topographically or environmentally feasible

Green space & Environmental Health

A-EQ7-3; Community open spaces should be easily accessible and delineated from private open spaces

B-PR7-2; Trees should be incorporated into development plans, prioritize grouping of trees to increase survivability

B-PR7-3; Developments should improve the tree canopy

B-RE1-1; Development should incorporate street trees to create a walk able streetscape

B-RE3-1; Green infrastructure should be used to connect the green space network

E-GR3-2; new focal points should emphasize geographic features unique to the site

In addition, the following information supports our assertion that the proposed zone change is in agreement with Imagine Lexington: The 2018 Comprehensive Plan. Based upon Density Policy #1 (page 41), the subject property is not located along a major corridor; therefore, several of the development criteria are not applicable. In addition, this section of Higbee Mill does have a LexTran route available.

Site Design, Building Form & Location A-DS3-1 the applicant intends to meet the multi-family design standards at the time of the final development plan (A-DS3-1). At that stage, I will engage our architect to further demonstrate compliance with the site planning and architectural standards. For this stage, we will note compliance on the preliminary development both graphically and via a note. In addition, several of the site planning and open space & landscaping can be identified and addressed on the preliminary development plan. These include:

- orienting the proposed residential buildings to the street (SP.1),
- providing individual parking and entries to the townhomes
- Entrances are all visible and prominent from the street (SP.3),
- Variance for saw tooth 25 street setbacks for the area for the townhomes (SP.4),

The applicant is proposing to maximize the site to provide appropriate infill and redevelopment and to meet the need for more households in Fayette County with the proposed A-DN2-2 Townhomes. The balance of the neighborhood would benefit from the redevelopment of the site for residential land use since it will be more context sensitive creating new focal point with acquisition of the abandon ROW of Higbee Mill with single loaded street, and removal of the invasive Honeysuckle.

In conclusion I want to thank you for the favorably consider of the proposed zone change and its relationship to fulfilling the mission, goals, objectives and policies of Imagine Lexington: The 2018 Comprehensive Plan. The applicant has compiled the .53 acres of land in order to make significant improvements to the City Of Lexington image of prosperity and equity. Again Thank you for your consideration of my proposed zone change and look forward to presenting my case at the public hearing on@@@, 2021 After which that should result in obtainment of zone change request, requested variances, acquisition of now abandon Higbee Mill ROW . I Matt Miniard owner developer will welcome questions and provide answers about my proposed development between now and the public hearing.

Thank You In Advance



Matt Miniard Developer, President RUBG