

March 3, 2017

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

Re: Zone Map Amendment Request - 1937 Star Shoot Pkwy.

Dear Commission Members,

We represent HAP Property Owner LP who is seeking a zone change for their property located at 1937 Star Shoot Pkwy from P-1 Professional Business to B-6P Planned Shopping Center. The subject property to be zoned consists of roughly 3.3 acres and is currently occupied with a parking lot associated with the adjacent HHGregg Appliance Store and a detention pond. The subject parcel (Parcel No. 38164360) is currently split-zoned with roughly half of the parcel zoned P-1 and the other half zoned B-6P. Rezoning the remainder of this parcel to B-6P creates continuous zoning across the parcel and throughout the entire Hamburg Pavilion development.

We believe the zone change request is supported by many of the goals and objectives of the 2013 comprehensive plan as follows:

Theme C: Creating Jobs and Prosperity

Goal 2: Attract the world's finest jobs, encourage entrepreneurial spirit, and enhance our ability to create and retain a talented creative workforce by establishing opportunities that embrace diversity with inclusion in our community.

Objective D: Provide entertainment and other quality of life opportunities that attract young professionals and a workforce of all ages and talents to Lexington.

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

Goal 1: Uphold the Urban Services Area concept.

Objective B: Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs.

In addition to these specific goals and objectives of the 2013 Comprehensive Plan, we believe the proposed rezoning will offer continuity to the surrounding parcels which are interconnected and zoned correctly for the planned shopping center use in which Hamburg Pavilion provides.

The subject parcel will be compatible to and serve the adjoining Hamburg Pavilion development. Surrounding parcels to the east, west, and south of the subject parcel are all zoned B-6P Planned Shopping Center. 1915 Star Shoot Pkwy, the parcel directly south of the subject parcel, was rezoned from P-1 to B-6P in 2006.

Based on the supportive Goals and Objectives of the 2013 Comprehensive Plan and other support referenced above, we request the zoning for the property located at 1937 Star Shoot Pkwy be changed from P-1 to B-6P.

Sincerely,

David Stoniecki
Foresite Group Inc