

STATEMENT OF JUSTIFICATION FOR PROPOSED ZONE CHANGE

Anderson Acquisitions, LLC, an affiliate of Anderson Communities, is pleased to present its proposal for re-opening the Andover Club building as a community focal point and constructing additional single-family attached housing which is compatible with the existing development in the area.

We are proposing Neighborhood Business (B-1) zoning for the currently vacant Andover Club building, and Townhouse Residential (R-1T) zoning for property on either side.

The current owner of the property is Andover Common Property NFP, Inc., which is a non-profit corporation, composed of six homeowner associations in the Andover area. In August, 2018, this group of homeowner associations purchased the property from a bank-affiliated company which had taken over after the Andover Club went out of business. For the past several months, the group of homeowner associations has been negotiating with the applicant and has reached an agreement under which the Andover Club building can function as a restaurant and related uses and be open to the public, not just club members, which is a more viable economic model to sustain this well-known neighborhood focal point. Also, the parties reached an agreement on construction of additional townhouse units on the existing parking lot area between the Andover Club building and one-story townhouses to the northwest, and on the existing driving range between the clubhouse property and existing townhouses to the southeast. It is the applicant's understanding that the group of homeowner associations will continue to own the golf course and maintain it as greenspace with walking trails and similar features. Thus, a new neighborhood focal point can be created in the clubhouse building, additional compatible residential units can be constructed on the underutilized portions, and the greenspace can be preserved for the neighborhood.

This proposal is a result of the cooperative process between the applicant and the group of homeowner associations.

Our development plan shows two types of townhomes which will be compatible with the surrounding neighborhoods. On the area to the northwest, 1 ½ story townhouses will be constructed in groupings of up to four attached units. These will be compatible with similar townhouse units which have been constructed immediately adjacent. We feel it will appeal to a similar demographic group.

To the southeast, additional townhouse units will be constructed on the driving range property. These townhomes will be 2 ½ story townhomes and will be similar to the townhomes that are on the adjacent property. Up to twelve units will be attached in this section.

The former clubhouse building will be open to the public and will be a more viable economic model than a private club. Uses which may be proposed for the old clubhouse building include restaurants, bars, recreational facilities, community centers, offices and similar facilities. All these uses are compatible with the Neighborhood Business (B-1) zone.

This proposal is fully compatible with both the 2018 Goals and Objectives and the 2013 Comprehensive Plan. It will allow re-establishment of a neighborhood focal point, and will make excellent use of underdeveloped property including a large parking lot and a driving range.

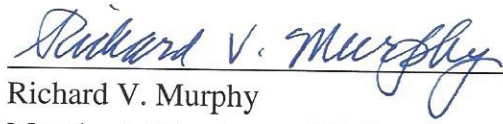
Theme A of the 2018 Goals and Objectives is growing successful neighborhoods. This proposal is in full agreement with Theme A. Goal A.2. calls for support of infill and redevelopment throughout the Urban Service Area as a strategic component of growth. This proposal agrees with all the objectives under that goal. It is an opportunity for infill and redevelopment (Objective (a)). Because we are developing residential units which are similar to those on adjacent properties, we are respecting the context and design features of the areas surrounding the development project and we are compatible with the existing urban form (Objective (b)). The former golf course, which is adjacent, provides greenspace and open space (Objective (c)). It implements innovative programs of commercial and economic activity to revitalize the neighborhood focal point, which has been closed and vacant (Objective (d)).

In addition, this proposal agrees with Goal A.3., which is to provide well-designed neighborhoods and communities. The Andover neighborhood is well-designed, and our proposal is compatible. It will result in preservation of the character of the existing neighborhood (Objective 3.a). Having the neighborhood business use in the existing clubhouse building will provide positive and safe social interaction space in the neighborhood. (Goal A.3.b.). The B-1 area and R-1T area will have access to the walking trails throughout the old golf course area, so that residents in the existing neighborhoods can walk to the restaurant and other uses in the clubhouse, and can walk to the new residential development, to further the goals in Objective B.2.d. to de-emphasize single-occupancy vehicle dependence. This proposal will provide entertainment and other quality of life opportunities that attract young and culturally diverse professionals to Lexington (Objective C.2.d.). The walkways in the area further Objective D.1.b., by assisting in the provision of accessible transportation alternatives for residents.

This proposal also assists in maintaining the Urban Service Area concept. Objective E.1.d. calls for redevelopment of underutilized land in a manner that enhances existing urban form. As mentioned above, this development will be consistent with the established form of this neighborhood. In addition, it complies with Objective E.1.e., to activate large, undeveloped land holdings within the Urban Service Area. The proposal provides additional density within the Urban Service Area boundary, to help maintain the current boundary. (Goal E.3.).

The text of the 2013 Comprehensive Plan calls for establishment or reinforcement of neighborhood focal points. A focal point can be a gathering point such as a park, a shopping center, a community center or public square. New developments should have easy access to the neighborhood focal point. This proposal will re-activate the old club building to be utilized as a place of social interaction. Both our new development and the existing neighborhood will have good access to the B-1 area.

Thank you for your consideration of this zone change request.

A handwritten signature in blue ink that reads "Richard V. Murphy". The signature is written in a cursive style and is positioned above a horizontal line.

Richard V. Murphy

Murphy & Clendenen, PLLC

Attorney for Anderson Acquisitions, LLC, Applicant