

July 2, 2018

Mr. William Wilson, Chairman
Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

RE: Zone Change Application from A-R to ED
2550 Winchester Road, a/k/a "Meadowcrest"

Dear Chairman Wilson:

Please be advised that we represent Cowgill Partners, LP. Cowgill Partners is the owner of 2550 Winchester Road in Lexington. My client desires to rezone the above-mentioned parcel from its current agricultural category to the Economic Development (ED) Zone. We believe this parcel can be developed in accord with the goals and objectives of the 2013 Comprehensive Plan, as well as the recently adopted Goals and Objectives for the 2018 Comprehensive Plan. We further submit it complies with the 1996 Expansion Area Master Plan.

The subject parcel is an approximately eighty-five (85) acre tract. The property is located at the intersection of Winchester Road and Interstate 75, and extends to the intersection of Polo Club Boulevard with Winchester Road. This parcel is part of "Expansion Area 2a" as designated in the 1996 Expansion Area Master Plan. This parcel, along with one directly to the south, are designated as the parcels slated for the "ED" zone.

As you and Planning staff likely remember well, the Economic Development Zone regulations were recently thoroughly reviewed by the Planning Commission and the Urban County Council, and representatives of Cowgill Partners actively participated in those discussions. Cowgill Partners has owned this tract since 1999, and has long been interested in developing the property. However, Cowgill Partners wanted to be sure the users selected for the property fit with both its own and the community's vision for the property.

My client proposes to develop the subject property, in the immediacy, with a continuous care retirement community, or "CCRC," to be owned and operated by the Masonic Homes of Kentucky. This use, though not specifically defined within the zoning ordinance, has been deemed an acceptable principal use in the ED zone by Planning staff. The facility envisioned for the property is impressive, and resembles the CCRC community owned by the Masonic Homes of Kentucky in Louisville. The facility will have elements of independent living, supportive (assisted) living, and skilled nursing care. This use will take

approximately twenty (20) acres, and will incorporate use of the mansion currently located on the property.

My client has not yet identified other users, either principal or supportive users, for the remainder of the site. However, my client does wish to proceed with zoning of the entire property. Thus, as has traditionally been permitted with Expansion Area zoning projects, our infrastructure and proposed lotting is depicted on the Zoning Development Plan (“ZDP”) included with this application, but the lotting is merely conceptual at this point. We are optimistic that the development of the CCRC facility will entice potential principal and supportive users for the property.

In sum, we believe that this rezoning request is in accord with many of the goals and objectives of the 2013 Comprehensive Plan (“Comp Plan”), the 2018 Goals and Objectives, and the 1996 Expansion Area Master Plan (“EAMP”). Our conclusion that this rezoning request is in agreement with the above is based on the following:

Growing Successful Neighborhoods

Theme A of the Comp Plan embraces several goals regarding residential life in Fayette County. We believe this redevelopment proposal embraces Goals 1 and 3 articulated in Theme A of the Comp Plan.

Expand housing choices. The first goal articulated in the first theme of the Comp Plan is to expand housing choices. The ED zone does allow for multi-family development located in close proximity to employment opportunities otherwise permitted in the ED zone. Though not yet proposed for development, we believe inclusion of multi-family residential uses will be a crucial component of the future development of this site. As you are aware, apartment and townhome living is becoming increasingly popular among certain segments of our population that would like to reduce the burdens imposed by home ownership – long term debt, maintenance, and similar issues.

Provide well designed neighborhoods and communities. The Comp Plan calls not only for well-designed new developments, but to provide enhancements to existing neighborhoods to increase their desirability (Comp Plan, p. 38). The Expansion Area Master Plan has served as an unwavering vision for the expansion areas in our community for more than twenty years. We believe our proposal is in accord with the type of development envisioned by the EAMP, and reflects good design principles like locating higher density residential near employment centers, providing walkability/bikeability, and proximity to shopping and entertainment.

Creating Jobs and Prosperity

Theme C of the Comp Plan embraces goals related to continued economic prosperity in Fayette County. We believe this redevelopment proposal embraces elements of Goals 1 and 2 of Theme C of the Comp Plan.

Support and showcase local assets to further the creation of a variety of jobs. We submit that our proposed development directly addresses this stated goal of the Comp Plan. When complete, the proposed development will provide both entry level and higher income jobs in a variety of employment sectors. As an initial matter, the CCRC facility proposed to be developed in the near future will create numerous jobs at various income points, with opportunities for future growth.

Attract the world's finest jobs, encourage entrepreneurial spirit, and enhance our ability to recruit and retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community. One way to attract new jobs and young professionals to Lexington is by providing quality of life opportunities that will bring a workforce of all ages and talents to the city. The recent amendments to the ED zoning regulations allow for more “live where you work” opportunities, and the possibility to live near retail and restaurants. This type of development has shown to be popular in other communities, and though as of yet untested in Lexington (though some developments of this nature have recently come online), we are hopeful that this development can serve as a model for future developments in Lexington that attracts and retains a talented workforce.

Improving a Desirable Community

Theme D of the Comp Plan addressed ways to foster a desirable community. We submit that our proposal addresses Goal 2 of Theme D of the Comp Plan.

Provide for accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors. The instant proposal will provide for senior living facilities that will accommodate a variety of needs – from those seniors that are mostly independent, to those that need advanced medical care. Additionally, potential future development can be crafted to serve Fayette County residents living near the expansion area, both in the form of jobs via the principal ED uses, but also via the inclusion of supportive uses.

Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land

Theme E of the Comp Plan embraces goals related to preserving rural land while encouraging growth. We believe this redevelopment proposal embraces elements of Theme E of the Comp Plan.

Uphold the Urban Services Area concept. This goal requires close monitoring of the absorption of vacant or under-utilized land in the Urban Service Area as well as encouraging

the compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area to accommodate future growth needs. As discussed above, this proposal is in accord with the future land use contemplated for this property, and utilizes land that has been vacant since it was included in the urban service area (“USA”) more than 20 years ago.

2018 Goals and Objectives

Though the 2018 Comprehensive Plan is not yet complete, we believe that this proposal also is in accord with many of the goals and objectives adopted by the Urban County Council earlier this year. Though these goals have not yet been elaborated upon, in brief, we believe this proposal addresses the following adopted goals and objectives:

Theme A: Growing Successful Neighborhoods

- Goal 1, Subgoal B – accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types
- Goal 1, Subgoal C – plan for safe, affordable, and accessible housing to meet the needs of older and/or disadvantaged residents
- Goal 2, Subgoal B – respect the context and design features of areas surround development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- Goal 3, Subgoal B – strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
- Goal 4, Subgoal B – plan for equitable and accessible social services and healthcare facilities that address the needs of all residents, maximizing the opportunity to reach geographically underserved areas throughout the community

Theme C: Creating Jobs and Prosperity

- Goal 1, Subgoal A – strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
- Goal 2, Subgoal A – prioritize the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like) and enable infill and redevelopment that creates jobs where people live.
- Goal 2, Subgoal D – provide entertainment and other quality of life opportunities that attract young, and culturally diverse professionals, and a work force of all ages and talents to Lexington

Theme D: Improving a Desirable Community

- Goal 2, Subgoal B – collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County’s residents and visitors
- Goal 3, Subgoal B – incentive the renovation, restoration, development and maintenance of historic residential and commercial structures

Theme E: Maintaining a Balance between Planning for Urban uses & Safeguarding Rural Land

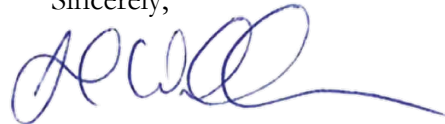
- Goal 1, Subgoal A – continue to monitor the absorption of vacant and underutilized land within the Urban Service Area
- Goal 1, Subgoal D – maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances urban form and/or historic features.
- Goal 1, Subgoal E – pursue strategies to activate large and undeveloped landholdings within the Urban Service Area

Conclusion

As you can see, this proposal comports with many of the applicable goals and objectives of the Comp Plan, and the goals and objectives contemplated for our next Comprehensive Plan. We believe this project is important in that it implements numerous goals and objectives of the Comp Plan, while utilizing the zoning category contemplated for this property since its inclusion in the USA.

Based on the foregoing, we respectfully request approval of our application as submitted. We look forward to presenting this application to you and discussing it with you.

Sincerely,



Jacob C. Walbourn

JCW/klm
Enclosures

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