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December 15, 2025

Mr. Zach Davis, Chairman
and Members of the Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

Re: Supplement to Letter of Justification
2788 Ruby River Drive

Dear Chairman Davis and Members of the Planning Commission:

This letter is a supplement to the letter of justification dated November 3, 2025.

In light of discussions held with the staff and at the subcommittees, we have re-considered the decision to place this property within the Enhanced Neighborhood Place-Type. We are instead requesting that this be considered as part of the Corridor Place-Type.

PLACE-TYPE, DEVELOPMENT-TYPE AND REQUESTED ZONE

This property has direct frontage on Leestown Road, a major corridor. Leestown Road has recently been reconstructed by the state and is now a four-lane road with turn lanes, medians, sidewalks and dedicated bicycle lanes on both sides. Transit service is available with stops on Chestnut Ridge Drive to the east and Masterson Station Drive to the west. Ruby River Drive functions as a service road to provide vehicular access to the property. The proposed credit union will provide service both to the general area on Leestown Road, and to the Great Acres community which is adjacent to the north. Thus, this is a corridor place-type, and a medium density non-residential/mixed use (MNR-MU) development-type. The Corridor Business (B-3) zone is a recommended zone in this category.

DEVELOPMENT CRITERIA

Over 85% of the criteria in the medium density non-residential/mixed-use development type are the same as were discussed previously in the November 3, 2025 letter. We reincorporate the section on development criteria from that letter.

In addition, there are nine criteria in the new development-type which were not included in the previous development-type. Criteria A-DN3-2, D-CO3-1 and E-GR10-1 call for incorporating residential units in commercial centers, increasing density and intensity adjacent to

transit, and providing transit-oriented development. This zone change is for two-thirds of a single lot. Although residential units are not included and this may not be defined as transit-oriented development, the property is across Ruby River Drive from the Great Acres development which will have a population of about 1,300 people upon completion. The credit union will complement not only this area of Lexington along Leestown Road, but also the new development adjacent in Great Acres. This is currently a vacant lot, so intensity will be increased by this development. Although it is a one-story building, it is designed to be approximately 20-22 feet in height. It will be easily accessible from Great Acres on foot, by bicycle or by vehicle. Similarly, there will be sidewalk access connecting to the sidewalk on Leestown Road.

Criteria D-CO1-1 calls for multi-modal facilities along corridor rights-of-way. As mentioned above, Leestown Road has sidewalks and bike lanes. We show a sidewalk from Leestown Road into the property. Criteria A-EQ5-2 calls for development to be transit-oriented. As mentioned above, there are transit stops nearby on Chestnut Ridge Drive (opposite Lucille Drive) and Masterson Station Drive. Criteria C-L12-2, C-L12-3 and C-L12-4 are not applicable, as they apply to items designated in the Rural Land Management Plan, which does not apply to this area. Finally, Criteria A-EQ5-1 calls for context-sensitive transitions between intense corridor development and existing neighborhoods. This lot will allow for a financial institution which will be a good transition between Leestown Road and the new residential development of Great Acres.

All other portions of the development criteria discussion in the November 3, 2025 letter and the other sections of that letter still apply to our revised zone change request.

VARIANCE

We had originally applied for a variance to increase the width of the vehicular use area at the rear of the property. We have submitted a revised development plan which eliminates several parking spaces and also eliminates the need for the variance.

CONCLUSION

Our proposed zone change will provide a needed service to this area of Lexington and to the residents of Great Acres. This proposal is in full agreement with the Comprehensive Plan. Thank you for your consideration of this zone change request.

Sincerely,

Richard V. Murphy
Richard V. Murphy
Attorney for Applicant

RVM/prb