

BILLINGS LAW FIRM^{PLLC}
COUNSELORS-AT-LAW

ZACHARY G. CATO, ESQ.
zach.cato@blfky.com

145 Constitution Street
Lexington, Kentucky 40507
(o) (859) 225-5240
(f) (859) 225-5241

March 7, 2022

LFUCG Planning Commission
200 E. Main Street
Lexington, KY 40507

Re: Zone Ordinance Text Amendment – Planned Unit Development 3 (PUD-3)

Dear Planning Commission:

My firm is pleased to represent Turner Property 4, LLC (the “Applicant”) in its application for a zone text amendment to create a Planned Unit Development 3 (PUD-3) zoning classification. The Applicant’s proposed PUD-3 will establish a new kind of mixed-use zone on underutilized tracts of land in the Urban Service Area with retail, services, and employment opportunities with a focus on innovation and creativity.

LOCATION

The PUD-3 zone will apply to real property that is entirely or substantially located within an area which is currently zoned, or which could be appropriately zoned pursuant to the adopted Comprehensive Plan, for light industrial, commercial, medium or high density residential, or mixed-use Place-types, Development-types, zones, or principal uses.

The goal of PUD-3 is to allow more flexible mixed-use zones where light industrial, commercial, or higher density residential uses currently exist (or would be appropriate) to revitalize the area, provide entertainment and retail opportunities, and “live where you work” and multi-modal development.

GOALS AND OBJECTIVES

The application agrees with the following Goals and Objectives of the 2018 Comprehensive Plan:

- Theme A: Growing Successful Neighborhoods
 - Goal 2: Support infill & redevelopment throughout the Urban Service Area as a strategic component of growth.

- Objective a: Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- Goal 3: Provide well-designed neighborhoods & communities.
 - Objective a: Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County.

The proposed PUD-3 zone is intended to create unique mixed-use redevelopment opportunities. For example, the proposed uses allow consumer services (food, drink, retail, and entertainment), commercial services (offices and flex space), and entrepreneurial opportunities (makerspace, special events, and artisan manufacturing), along with live/work/play opportunities for dwelling units and temporary lodging.

PUD-3 encourages both neighborhood-level consumer and professional services with commercial redevelopment of existing spaces that are currently underutilized. It is a unique opportunity to provide much needed consumer and employment opportunities at or near existing residential or commercial activity centers that can serve area residents while drawing visitors from other parts of Fayette and the surrounding counties. In short, PUD-3 presents an opportunity to better utilize existing and potential activity centers in the Urban Service Area capable of serving the wants and needs of more citizens.

- Theme C: Creating Jobs & Prosperity
 - Goal 1: Support & showcase local assets to further the creation of a variety of jobs.
 - Objective a: Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
 - Objective d: Encourage development that promotes and enhances tourism.
 - Goal 2: Attract the world's finest jobs, encourage an entrepreneurial spirit, & enhance our ability to recruit & retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community.
 - Objective 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.

- Objective 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.

The flexibility of the PUD-3 can be utilized by employers in retail, professional, and light manufacturing industries. By drawing a large cross-section of visitors and residents, PUD-3 creates an environment attractive to employers wishing to locate to a dynamic setting. Flex space and makerspace will be key in attracting both desirable employers and employees. For example, the ability for both upstart and established employers to experiment with different types of offices in flex space; the ease of socializing at lunch or after work without driving to a different location; and neighborhood-scale structures that do not have the “look or feel” of traditional residential, commercial, and professional offices found elsewhere in Fayette County. The goal is to create an environment that fosters creative modern development and synergy which exceeds what is possible in the individual zones from which PUD-3 draws influence, such as traditional residential, I-1, and B-4 zones.

- Theme E: Urban & Rural Balance
 - Goal 1: Uphold the Urban Service Area concept.
 - Objective c: Emphasize redevelopment of underutilized corridors.
 - Objective d: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
 - Goal 3: Maintain the current boundaries of the Urban Service Area & Rural Activity Centers & create no new Rural Activity Centers.

PUD-3 distills many of the Goals and Objectives of the Comprehensive Plan—increased density, residential opportunities, and live/work concepts—into areas within the existing Urban Service Area. The Comprehensive Plan prioritizes fully developing and making the most of the current land within the Urban Service Area in lieu of expanding it. PUD-3 will enable more infill and redevelopment projects to reduce pressure on expansion of the Urban Service Area.

ENGAGEMENT

The Applicant met with stakeholders in the Meadowthorpe neighborhood¹ at multiple meetings regarding the types of development that would be allowed in PUD-3 (if approved). The

¹ The Applicant owns property near this neighborhood that would be the first to be undergo a request for zone change to PUD-3 if the text amendment is approved. The Applicant

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neighborhood has been largely supportive of the goals for the project. The Applicant anticipates having further meetings and discussions with neighborhood stakeholders throughout this process, and if the PUD-3 ordinance is ultimately enacted, again during the zone change and development plan process.

PLACE-TYPE AND DEVELOPMENT TYPE

Dynamic mixed-use is the hallmark of PUD-3. After discussions with Planning staff, the Applicant believes the PUD-3 would be best suited to location in the Corridor or Enhanced Neighborhood place-types.

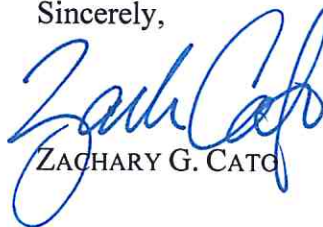
- Corridor: property located on “Lexington’s major roadways focused on commerce and transportation.” Comprehensive Plan p. 265.
- Enhanced Neighborhood: an “existing residential area to be enhanced with additional amenities, housing types, and neighborhood-serving retail, services, and employment options.” Comprehensive Plan p. 266.

Both place-types have an emphasis on commercial uses. Both share recommended development types (medium density residential; medium-high density residential), mixed uses (MHR-MU and HNR-MU for Corridor, LNR-MU for Enhanced Neighborhood), and zones (B-1, MU-2, and R-4). PUD-3 is intended to be scalable so that it can be appropriate for both active areas (Corridor) and in neighborhood-scale applications (Enhanced Neighborhood), instead of being a “one-size-fits-all” zone.

CONCLUSION

The Applicant respectfully requests that the Commission recommend approval of the proposed zone text amendment, as it agrees with the Goals and Objectives of the Comprehensive Plan. Thank you for your time and consideration.

Sincerely,



ZACHARY G. CATC

ENCL.

has therefore been meeting with neighborhood stakeholders to obtain their feedback and input on this text amendment, as well as the eventual zone change and development plan based on PUD-3.