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November 5, 2018

Mr. William Wilson
Lexington-Fayette Urban County Planning Commission
101 East Vine Street
Lexington, KY 40507

Re: Zone Map Amendment Request (1847 Nicholasville Rd.)

Dear Chairperson Wilson:

I represent Southern & Jones Properties, LLC in this application for a zone map amendment request for property located at 1847 Nicholasville Rd. This request is for a change in existing zoning, R-1C (Single Family Residential) to R-3 (Planned Neighborhood Residential). The subject property has been used as a nonconforming boarding type house for many decades. This house provides bedrooms for 10 unrelated people who must share a kitchen and the bathrooms. Although, the rooms in this house have been available to rent for both men and women, it has almost always been occupied by men.

This proposal is to remove the existing house and construct eight (8) townhomes each with a two car garage. As reflected in the attached renderings, these townhomes are handsomely designed and will be a compliment to the existing neighborhood. These townhomes will face either Nicholasville Road or Penmoken Park. This is in keeping with the pertinent provisions of the Comprehensive Plan and good planning which encourage, to the extent possible, that the fronts of new residences be oriented towards the street.

One of the principal reasons that this proposed development is in compliance with the 2018 Goals and Objectives of the Comprehensive Plan is that it increases residential housing density along a major corridor, Nicholasville Rd. Increasing housing density along major corridors in Lexington is an important policy of the Comprehensive Plan. Doing so helps to avoid an unnecessary expansion of the Urban Services Area. It also furthers the Comprehensive Plan policy of encouraging compact and contiguous development within the boundaries of the existing Urban Services Boundary.

This application is supported by the following Goals and Objectives of the 2018 Comprehensive Plan:

I. THEME A GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1: Expand housing choices.

Objectives:

- a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.
- c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

- 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
- 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.

II. THEME E: MAINTAIN A BALANCE BETWEEN PLANNING FOR URBAN USES AND SAFEGUARDING RURAL LAND

Goal 1: Uphold the Urban Services Area Concept.

Objectives:

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- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area.
- b. Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.
- c. Emphasize redevelopment of underutilized corridors.
- 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 and Rural Activity Centers; and create no new Rural Activity Centers. To ensure Lexington is responsive to its future land use needs, this Goal shall be superseded and no longer in effect upon completion of Theme E, Goal 4, Objective D.

In addition to complying with the above cited provision of the 2018 Comprehensive Plan, the approval of this zone map amendment request will also advance the long standing policy of the Lexington Fayette Urban County Government, as set forth in Article 4-2 of the Zoning Ordinance, to "not encourage the survival" of nonconformities to the zoning ordinance. In this instance, the subject property is currently zoned, R-1C (Single Family Residential). However, the current use of the subject property as a boarding home type facility would not be allowed under its current zoning. This is because this boarding home use was legally permitted and in existence many years before the subject property was rezoned to R-1C. While nonconforming uses are allowed, they cannot be expanded and sound land use policy does not favor their continued existence. Rezoning this property to R-3 (Planned Neighborhood Residential) would eliminate this nonconforming use.

I will be pleased to expand upon the justifications for this application when it is heard by the Planning Commission.

Very truly yours,



T. Bruce Simpson, Jr.

TBS:lc

cc: Mr. David Jones



