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September 7, 2021

Mr. Larry Forrester
Chairperson, Lexington-Fayette Urban County Planning Commission
c/o Hal Baillie
101 East Vine Street
Lexington, Kentucky 40507

Re: Zone Map Amendment Request for Approximately 11.75 Acres of Property Located at 4083 Harrodsburg Rd From Agricultural Urban (A-U) to (R-3) Planned Residential Neighborhood (Single Family Homes) and a Restricted Highway Service Business (B-3)

Dear Chairperson Forrester,

I represent Harrodsburg Rd LLC in connection with this zone map amendment application for approximately 11.75 acres of property located at 4083 Harrodsburg Rd from (A-U) Agricultural Urban to (R-3) Planned Residential Neighborhood (Single Family Homes) and a Restricted Highway Service Business (B-3). The subject property was used for many years by the Masonic Lodge for meetings and community type dinners. This proposal is to make available neighborhood type commercial businesses and single-family home as reflected on the preliminary development plan filed in connection with this application. These uses are consistent with the previous land uses approved by the Planning Commission and the Urban County Council for nearby properties. In particular the Planning Commission and the Urban County Council approved a similar commercial and residential zone map amendment request in 2016 for the property located nearby at 4235 Harrodsburg Rd. Additionally, in close proximity to the subject property the Planning and the Urban County Council in 2018 approved the rezoning of the property located at 3995, 3901 and 3801 Harrodsburg Rd for neighborhood commercial businesses via a restricted (B-3) Highway Service Business zone.

The proposed application is in conformity with the 2018 Comprehensive Plan by meeting the following Themes, Goals, Objectives and Placebuilder Criteria:

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1. THEME A GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1. Expand Housing Choices

Objective a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.

Objective b. Accommodate the demand for housing in Lexington responsibly and prioritizing higher density and mixture of housing types.

Goal 2. Support Infill and Redevelopment throughout the Urban Services Area as a strategic component of growth.

Objective a. Identify areas of opportunity for infill, redevelopment, adaptive reuse and mixed-use development.

Objective 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.

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.

Objective 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.

2. THEME C CREATING JOBS AND PROSPERITY

Objective a. Support and showcase local assets to further the creation of a variety of jobs.

3. THEME D IMPROVING A DESIRABLE COMMUNITY

Goal 2: Support a model of development that focuses on people first to provide accessible community facilities and services to meet the health safety and quality of life needs of Lexington Fayette County residents and visitors.

4. THEME E URBAN AND RURAL BALANCES

Goal 1. Uphold the Urban Services Area Concept

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5. THEME F IMPLEMENTING THE PLAN FOR LEXINGTON FAYETTE COUNTY AND THE BLUEGRASS

Goal 1. Engage and educate Lexington Fayette County residents in the planning process.

Approval of this application will provide the local neighborhood commercial uses within walking distance of the location and will also provide safe and efficient access to the motoring public to a new business in Lexington which will provide new employment opportunities. This is also an infill development located along a major corridor which is also consistent with the development principles embodied in the 2018 Comprehensive Plan. The scale of this new eatery is compatible in size with the existing buildings and the surrounding neighborhood.

Although this application has a low-density housing component, the closest Placebuilder classification for this application is Corridor, Medium Density Non Residential Mixed Use in which the following criteria are met:

We believe that this application will be complimentary to the existing neighborhood with significant buffering and screening between the residential and commercial uses. Commercial uses are much in need for this area of Lexington.

I look forward to amplifying on this application before the Planning Commission.

Sincerely,



T. Bruce Simpson, Jr.,