



October 31, 2016

Lexington Fayette Urban County Planning Commission  
200 E Main Street  
Lexington, KY 40507

Re: Zone Map Amendment Request – 362 Newtown Pike

Dear Commission Members,

We represent D&D Realty, LLC. who is seeking a zone change for their property located at 362 Newtown Pike from Light Industrial (I-1) Zone to Neighborhood Business (B-1) Zone. The property consists of 1.83 net acres (2.74 gross acres) and is currently occupied by the Foreign Auto Werks business. D&D Realty is owned by Barbara J. Deifel whose family owned and operated the Color & Supply Co. paint store on the property for many years prior.

We believe the zone change request is supported by many of the Goals and Objectives of the 2013 Comprehensive Plan as follows:

Theme A: Growing Successful Neighborhoods

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

Theme C: Creating Jobs and Prosperity

Goal 2: Attract the world's finest jobs, encourage entrepreneurial spirit, and enhance our ability to create and retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community.

Objective b. Improve opportunities for small business development and workers who rely on personal technology.

Theme D: Improving a Desirable Community

Goal 2: 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.

Objective b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.

Theme E: Maintaining a Balance between planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Services Area concept.



Objective b. Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs.

In addition to these specific Goals and Objectives of the 2013 Comprehensive Plan we believe the proposed rezoning will offer needed services and employment opportunity to the nearby neighborhoods. Additionally, anticipated services will serve the needs of the Newtown Pike traveling public and specifically to the BCTC staff and student community. The redevelopment of the property will also provide services for the Transylvania University's athletic complex and complement the nearby Jefferson Street corridor.

The subject property will be compatible to and serve the adjoining Thistle Station development that was rezoned from I-1 Zone to B-1 Zone in 2015. The property to the west of the subject property is also zoned for B-1 uses around the Georgetown Street intersection with Newtown Pike.

Based on the supportive Goals and Objectives of the 2013 Comprehensive Plan and other support referenced above we request that the zoning for the property located at 362 Newtown Pike be changed from I-1 Zone to B-1 Zone.

Sincerely,

Tony Barrett  
Barrett Partners