

October 22, 2020

Via Email (ndickerson@lexingtonky.gov)

Mr. Nathan Dickerson, Administrative Officer
Department of Environmental Quality & Public Works
200 E. Main Street, 9th Floor
Lexington, Kentucky 40507

Re: Powell Street Closure

Dear Mr. Dickerson:

Please be advised that I represent Community Ventures Properties, LLC and Community Ventures Corporation (collectively “Community Ventures”). Community Ventures is the owner of every piece of property that directly abuts Powell Street. This includes: 239, 243, 245, 249, 251, 255, and 257 Warnock Street, 519 Goodloe Street, as well as 237-243 and 251 Powell Street. On behalf of my clients, I am requesting that Powell Street be closed to facilitate development of the area. A true and accurate drawing of the proposed closure and legal description are attached hereto as **Exhibit A**.

As the City is aware, the initial communication, between Community Ventures and the City, raised concerns that closure of Powell Street would create landlocked parcels for the properties with an address of 237-243 Powell Street and 251 Powell Street. However, as is clearly shown on the Consolidation Plat, a true and accurate copy of which is attached hereto as **Exhibit B**, the properties with an address of 519 Goodloe Street, 237-243 Powell Street, and 251 Powell Street will be consolidated into a single parcel. This should eliminate any concerns on behalf of the City with regard to parcels becoming landlocked as a result of the Powell Street closure.

Currently, Powell Street is seldom, if at all, used for thoroughfare traffic. Powell Street, while it does have a street sign, is an unimproved grass and gravel road. Powell Street provides no primary point of access for any property. As shown on the Consolidation Plat, the remaining property that will abut Powell Street will be able to be accessed via Goodloe Street. Thus, the closure of Powell Street will neither inhibit nor prevent any property owner from accessing their property.

The closure of Powell Street will facilitate development and hopefully spur future development in the East End of downtown Lexington. Community Ventures is focused on turning Powell Street into a community based green space where artists and artisans alike can create, communicate, and cohabitate in a general area with their focus on honing their artistic abilities while also selling their products to the general public. Community Ventures is confident

Mr. Nathan Dickerson
October 22, 2020
Page 2

this will bring new life and attitude to the East End of downtown to the benefit of the public at large.

As is explained above, Powell Street has currently fallen into disrepair. Powell Street is not formally paved and is nothing more than a gravel and grass street. Powell Street does not connect to any other street and is a dead-end. Further, there is little to no lighting on Powell Street. The closure of Powell Street will eliminate any requirement by the City to maintain and provide adequate lighting for the general public on Powell Street. This closure will increase the safety of persons traveling in and around the Powell Street area.

In sum, we believe this request is reasonable and approvable. We believe there will be no negative impact on the surrounding neighborhood and will help to spur development and future investments in the East End of downtown Lexington. We look forward to discussing this further with yourself and the necessary representatives. Should you or anyone else from the City require any clarifications or have any questions, please do not hesitate to reach out to me.

Thank you for your consideration of our request, and your service to the citizens of Lexington.

Sincerely,



SCOTT A. SCHUETTE

SAS/ss
Enclosures

cc: Community Ventures Corporation
Community Ventures Properties, LLC

**Proposed Closure of
Powell Street
Lexington, Fayette County, Kentucky**

Being all of the public right-of-way of Powell Street in Lexington, Fayette County, Kentucky and being located approximately 103 feet northwest from the intersection of the northwesterly right-of-way line of Warnock Street and the northeasterly line of Goodloe Street, and being more particularly described as follows:

BEGINNING at a 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350) on the northeasterly right-of-way line of said Goodloe Street, set point being the southwest corner of Community Ventures Properties, LLC (Deed Book 3683, Page 490; Lot 3 of Plat Cabinet "S", Slide 89), said point being the intersection of the northeasterly right-of-way line of said Goodloe Street and the northwesterly right-of-way line of said Powell Street, and said point having Kentucky State Plane Coordinates of N(Y) =197,935.42 feet, E(X) =1,572,374.01 feet (NAD 83, KY North Zone, US survey feet); thence with the Community Ventures Properties, LLC (Deed Book 3683, Page 490; Lot 3 of Plat Cabinet "S", Slide 89), for two (2) calls:

North 48°32'28" East a distance of 110.00 feet to a 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350); thence

North 48°15'36" East a distance of 154.73 feet to a 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350) on the southwesterly line of Community Ventures Properties, LLC (Deed Book 3683, Page 490; 252 Holbrook Court), said point being at the northeasterly terminal end of said Powell Street; thence with the southwesterly line of said Community Ventures Properties, LLC (Deed Book 3683, Page 490; 252 Holbrook Court) and the end of said Powell Street,

South 42°06'55" East a distance of 14.80 feet to a point on the northwesterly line of Community Ventures Properties, LLC (Deed Book 3683, Page 490; 257 Warnock Street); thence with the northwesterly line of Community Ventures Properties, LLC (Deed Book 3683, Page 490; 257 Warnock Street), and then Community Ventures Properties, LLC (Deed Book 3683, Page 490; 255, 251, 249, 245, 243 Warnock Street),

South 48°28'10" West a distance of 127.22 feet to a 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350), said point being the northeast corner of Community Ventures Corporation (Deed Book 2706, Page 88 & Deed Book 3339, Page 678; Lot 2 of Plat Cabinet "R", Slide 870); thence with the northwesterly line of said Community Ventures Corporation (Deed Book 2706, Page 88 & Deed Book 3339, Page 678; Lot 2 of Plat Cabinet "R", Slide 870),

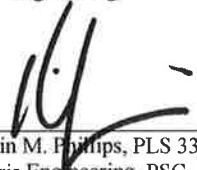
South 48°28'10" West a distance of 137.97 feet to a point on the northeasterly right-of-way line of the aforementioned Goodloe Street, said point being witnessed by a 5/8" diameter rebar with plastic surveyor's cap (PLS 3350), found at North 48°28'10" East 2.00 feet from the corner, and by another 5/8" diameter rebar with plastic surveyor's cap (PLS 3350), found at South 40°18'28" East 2.00 feet from the corner; thence with the northeasterly right-of-way line of said Goodloe Street,

North 40°18'28" West a distance of 14.37 feet to a 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350); which is the Point of Beginning, having an area of 3,822.1 square feet or 0.0877 acre.

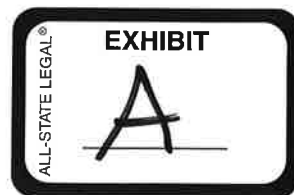
The bearings and coordinates used in the description above are based on Kentucky State Plane Grid North, Kentucky State Plane North Zone, North American Datum of 1983 (NAD 83). Particularly, the bearings and coordinates are based on a GPS survey utilizing Continuous Operating Reference Station (CORS) "KYTG", having Geographic Coordinates of N 38° 04' 31.96484", W 084° 29' 31.91127" and Kentucky State Plane Coordinates (North Zone, NAD 83) of N(Y)=209,682.94', E(X)=1,570,696.89'.

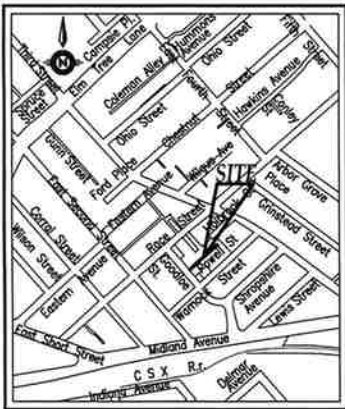
The description above being based on a ground survey conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding on September 24, 2020.




Kevin M. Phillips, PLS 3350
Endris Engineering, PSC
771 Enterprise Drive
Lexington, KY 40510
Phone: 859-253-1425
Email: kevin@endris.com

10-20-2018
Date





VICINITY MAP
1 inch = 1,000 ft

ORIGIN OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY UTILIZING CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "KYTG", HAVING A POINT DESIGNATION OF "KY HYW DIST 7 CORS ARP" AND HAVING GEOGRAPHIC COORDINATES OF N 38° 04' 31.96484", W 084° 29' 31.91127" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=209,682.94', E=1,570,696.89'.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A CARLSON CR1 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) WITH THE "KYTG" CORS STATION LOCATED AT THE KDOT DISTRICT 7 OFFICE IN LEXINGTON, KY.

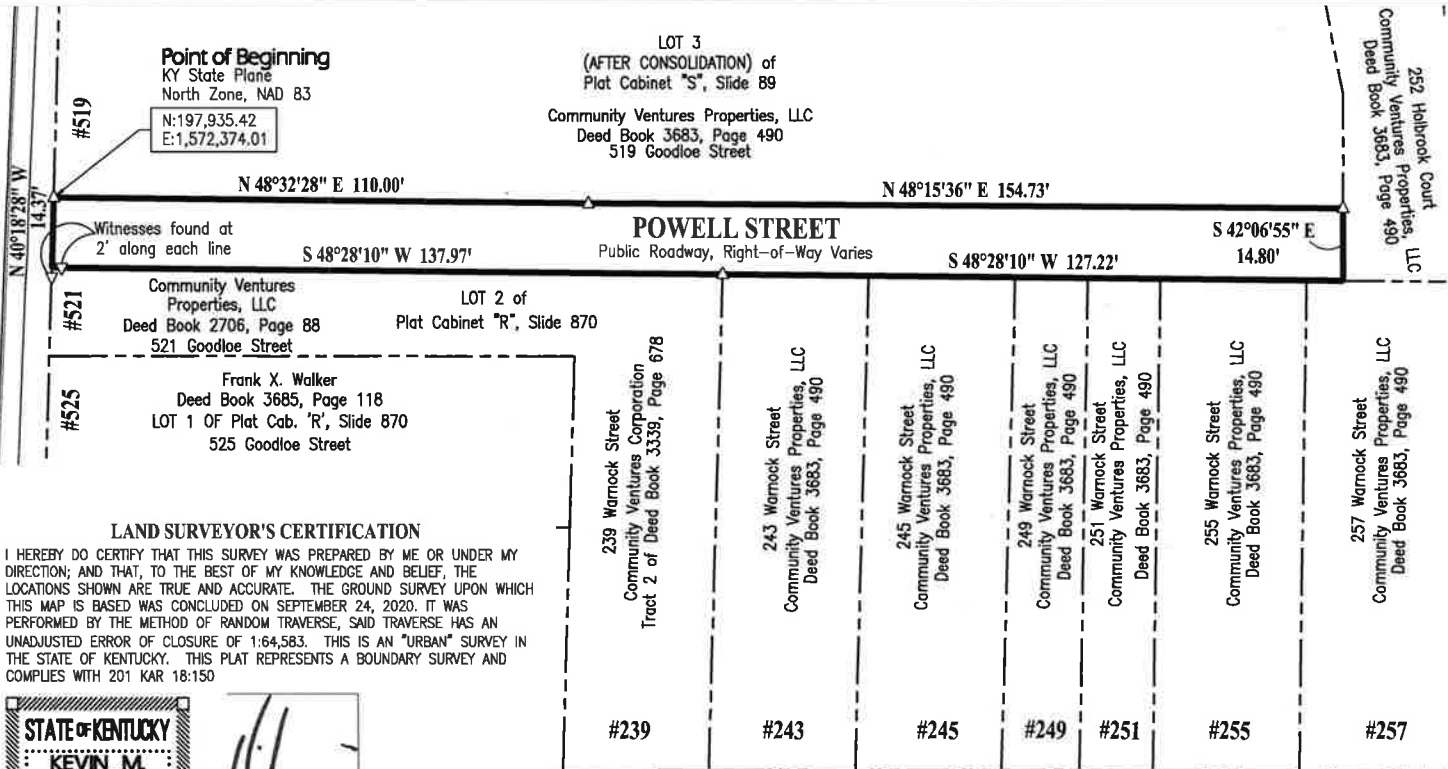
SURVEY NOTES

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

NO TITLE SEARCH HAS BEEN MADE IN PREPARATION OF THIS SURVEY.

GOODLOE STREET

Bituminous, Public Roadway, 40' Right-of-Way



Point of Beginning

KY State Plane
North Zone, NAD 83

N:197,935.42
E:1,572,374.01

LOT 3
(AFTER CONSOLIDATION) of
Plat Cabinet "S", Slide 89

Community Ventures Properties, LLC
Deed Book 3683, Page 490
519 Goodloe Street

N 48°32'28" E 110.00'

N 48°15'36" E 154.73'

Witnesses found at
2' along each line
S 48°28'10" W 137.97'

POWELL STREET
Public Roadway, Right-of-Way Varies

S 42°06'55" E
14.80'
S 48°28'10" W 127.22'

Community Ventures Properties, LLC
Deed Book 2706, Page 88
521 Goodloe Street

LOT 2 of
Plat Cabinet "R", Slide 870

Frank X. Walker
Deed Book 3685, Page 118
LOT 1 OF Plat Cab. 'R', Slide 870
525 Goodloe Street

LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION; AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON SEPTEMBER 24, 2020. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:64,583. THIS IS AN "URBAN" SURVEY IN THE STATE OF KENTUCKY. THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150



[Signature]

KEVIN M. PHILLIPS, PLS # 3350

DATE: 10/20/2020

DATE:

WARNOCK STREET

Bituminous, Public Roadway, 40' Right-of-Way

FOUND MONUMENT
AS NOTED

24"-LONG, 5/8" DIAMETER REBAR WITH
PLASTIC SURVEYOR'S CAP
(FOUND, PLS 3350)

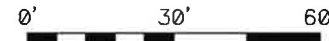
WITNESS MONUMENT
24"-LONG, 5/8" DIAMETER REBAR WITH
PLASTIC SURVEYOR'S CAP
(FOUND, PLS 3350)

PROPOSED ROAD CLOSURE

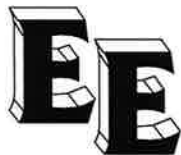
DATE: OCTOBER 20, 2020

FILE: 4062 Powell Street CLOSURE EXHIBIT

JOB NUMBER: 4062

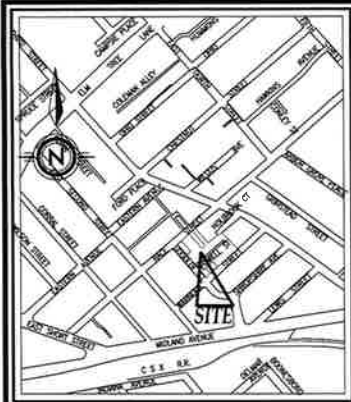


SCALE: 1" = 30'



ENDRIS
engineering

771 ENTERPRISE DRIVE
LEXINGTON, KENTUCKY 40510



VICINITY MAP
1 inch = 640 ft.

OWNERS CERTIFICATION

I DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTIES BEING RECORDED IN DEED BOOK 2706, PAGE 68, DEED BOOK 2706, PAGE 97, DEED BOOK 3365, PAGE 549, DEED BOOK 3339, PAGE 678, DEED BOOK 3329, PAGE 609 AND DEED BOOK 3282, PAGE 463 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY RECORD PLAT FOR THIS PROPERTY.

Community Ventures Properties, LLC

OWNER
By: _____ Date: _____
By: _____ Date: _____

Community Ventures Corporation

OWNER
By: _____ Date: _____
By: _____ Date: _____

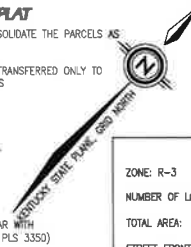
PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PARCELS AS SHOWN HEREON.

PARCELS 1 AND 2 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 3 FOR CONSOLIDATION PURPOSES

LEGEND

- MAG NAIL, WITH STAINLESS STEEL
- ⊕ TAG (FOUND, PLS 3350)
- ⊕ FOUND MONUMENT AS NOTED
- △ 24" LONG, 5/8" DIAMETER REBAR WITH PLASTIC SURVEYOR'S CAP (SET, PLS 3350)



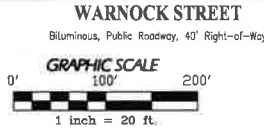
SITE STATISTICS

ZONE: R-3

NUMBER OF LOTS BEFORE: 3 AFTER: 1

TOTAL AREA: 14,741.1 Sq. Feet (0.3384 Acre)

STREET FRONTAGE: 312.7' (Goodloe and Powell Streets)



WARNOCK STREET

Blumious, Public Roadway, 40' Right-of-Way

ORIGIN OF BEARINGS/COORDINATES

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FEMA FLOOD HAZARD AREA

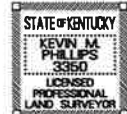
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2100670136E WITH AN EFFECTIVE DATE OF MARCH 3, 2014 FOR COMMUNITY NUMBER 210067 (LEXINGTON-FAYETTE COUNTY GOVERNMENT, KENTUCKY (ALL JURISDICTIONS)) WHICH IS THE CURRENT MAP INDEX OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES. MAP NUMBER 2100670136E WHICH CONTAINS THE SUBJECT PROPERTY WAS NOT PRINTED AS THE PANEL CONTAINS "NO SPECIAL FLOOD HAZARD AREAS".

UTILITY PROVIDERS

- ELECTRIC: KENTUCKY UTILITIES, 859-255-2100
 - NATURAL GAS: COLUMBIA GAS, 859-280-2886
 - WATER: KENTUCKY AMERICAN WATER COMPANY, 859-280-2886
 - FIBER INTERNET: METRONET, (859) 795-1100
 - CABLE TELEVISION: SPECTRUM CABLE, 859-514-1400
- THE INSTALLATION OF UTILITIES SHALL BE SUPERVISED OR APPROVED BY THE UTILITY PROVIDER.

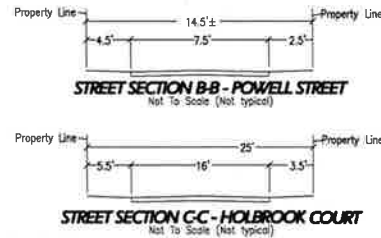
LAND SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

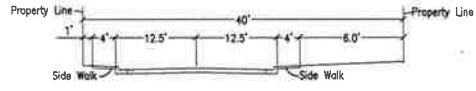


DRAFT

STREET SECTION C-C - HOLBROOK COURT



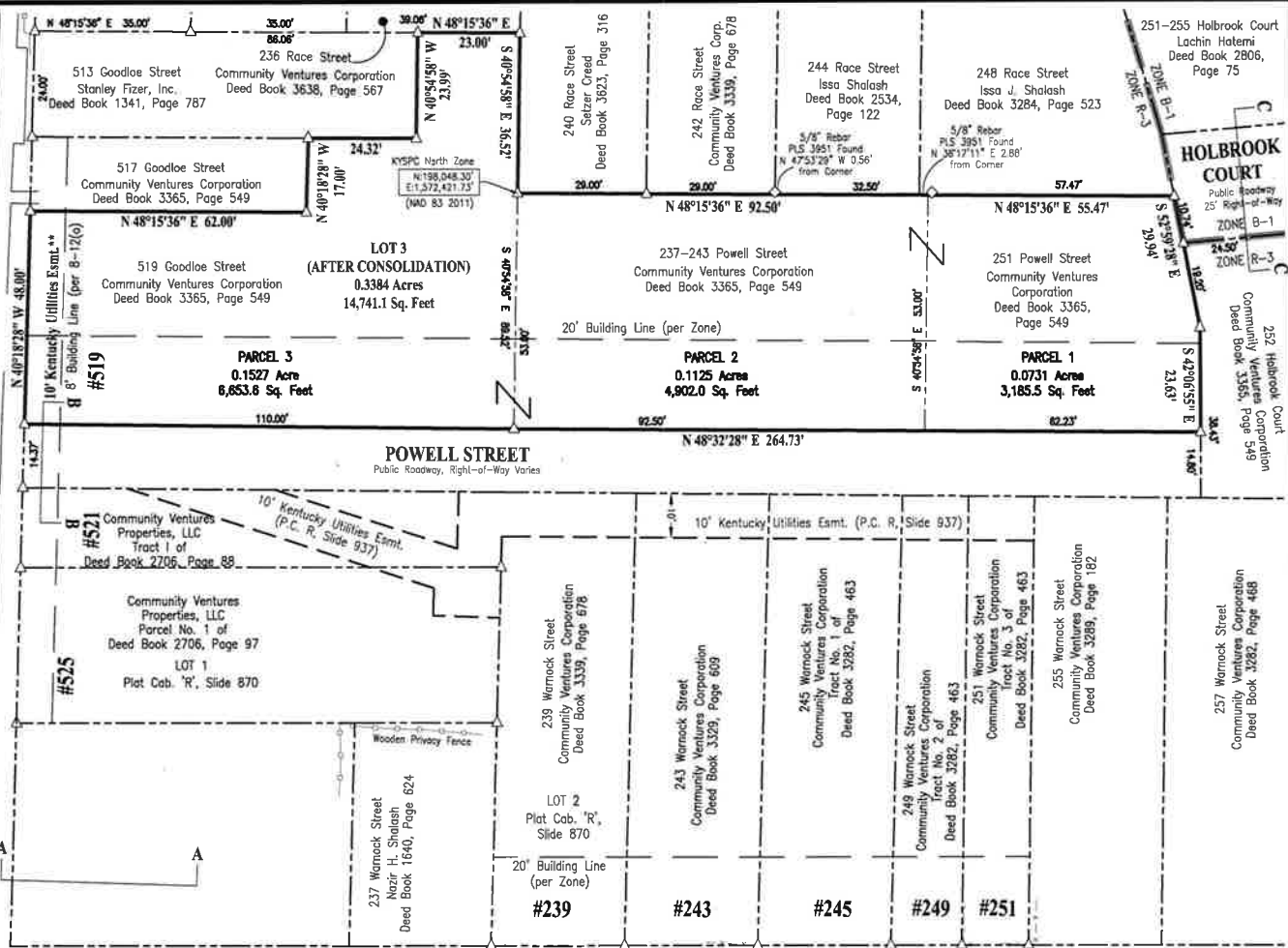
STREET SECTION A-A - GOODLOE STREET



STREET SECTION B-B - POWELL STREET

S 47°53'17" W

GOODLOE STREET
Blumious, Public Roadway, 40' Right-of-Way



END PLS
engine
1771 Enterprise Drive, L

CONSOLIDATION MINOR PLAT

COMMUNITY VENTURES MICRO HOUSING - ARTIST VILLAGE

237-243 and 251 Powell Street and 519 Goodloe Street

Lexington, Fayette County, Kentucky

This Plat represents a boundary survey and complies with 201 KAR 18:150

ORDERED TO RECORD

PAD \$ _____ NC TAX AT _____ M DAY OF _____ 20 _____

DRAWING DATE 09-23-2020

DWG FILE 09-23-2020

SCALE: 1" = 20'