

# RICH DESIGN STUDIOS

September 2, 2016

Lexington-Fayette Urban County Planning Commission  
Division of Planning – Planning Services Section  
200 E. Main Street  
Lexington, Kentucky 40507

## **RE: Coon's Property, Unit 11 Lot 2A – Highgrove Cottages – Statement of Justification**

On behalf of the Applicant, Lexington Senior Housing 2, LLC., I present this Statement of Justification as a part of the Zone Map Amendment Request (MAR) application for 4.78 acres (net) of property located at 4268 Saron Drive, Lexington, KY 40515, also known as Coon's Property, Unit 11 Lot 2A ("Subject Property"). The Subject Property is currently split-zoned with 2.22 acres (net) of property designated Professional Office (P-1) Zone and 2.56 acres (net) of property designated Neighborhood Business (B-1) Zone. The Applicant is requesting a zone change for both the P-1 & B-1 portions of the property to High Density Residential (R-4) Zone.

The Subject Property is currently vacant and owned by Thunder Properties, LLC. of 304 Whittington Parkway, Suite 107, Louisville, KY 40222 ("Property Owner"). The Property Owner has granted permission to Applicant in order to apply for a change in the properties current zoning and filing of the associated preliminary development plan, as indicated in the letter of authorization included with this application.

Previously zoned R-4, the Subject Property underwent zone map amendments in 2001, changing from R-4 to P-1, and again in 2011, changing the western 2.55 acres (net) from P-1 to B-1 – thereby creating the current split-zone condition. The Applicant requests the Subject Property be returned to the zoning designation of R-4 (pre-2001) in order to develop 32 independent living cottage home units within 9 single-story buildings. The project will serve as an extension of the Applicant's Assisted Living Facility, located across the street (@ 4251 Saron Dr.) from the Subject Property, which is currently under construction. That property, also zoned R-4, was granted a Conditional Use Permit in August of 2014 in order to develop the Assisted Living Facility.

The residential subdivision to the south of the Subject Property is zoned R-3; the medical office facility to the east is zoned P-1; the commercial shopping center to the north is zoned B-6P and the day care center to the west (south of the assisted living facility) is also zoned R-4. In addition to its relationship with the "sister" facility across the street, and based on the above described property conditions, the proposed development will complement the surrounding community and serve as an excellent transition to and from adjacent land-uses.

The zone change request to R-4 is appropriate for this property as outlined above and is in compliance with the stated goals of the 2013 Comprehensive Plan. Theme A, Goal 1 of the Comprehensive Plan outlines expansion of housing choices – "Plan for housing that addresses the market needs for all of Lexington-Fayette County residents, including, but not limited to, mixed-use and housing near employment and commercial areas". The proposed development, adjacent to a commercial shopping center, will provide additional housing options for seniors that do not require healthcare services and are fully independent, but would like the services that independent living facilities provide. Additionally, the relationship with the assisted living complex across the street will allow residents unique access to those facilities when desired.

# RICH DESIGN STUDIOS

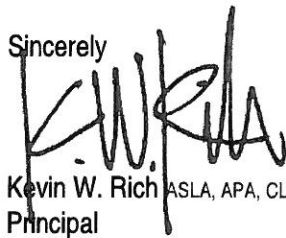
Theme A, Goal 2 of the Comprehensive Plan outlines infill and redevelopment within the Urban Service Area as a strategic component of Lexington-Fayette County – “Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area’s context and design features whenever possible.” The Comprehensive Plan further explains the strategic goal of promoting infill and in “Maintaining A Balance Between Planning for Urban Uses and Safeguarding Rural Land” with Theme E, Goal 1 – “Encourage compact, contiguous and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs.” This is discussed in greater detail on page 97 – “Developing vacant and underperforming land in the Urban Service Area to accommodate Lexington’s growth is a key component of safeguarding rural land.” It goes on to state that “new development of vacant, abandoned or underutilized land within a previously developed area (generally an urban setting) of the community, where infrastructure is already in place, and includes the construction of a new building on vacant ground in a developed area.”

The Subject Property has sit vacant for an extended period of time, with multiple zone map amendments made in the last 15 years. Each zone change was made in an attempt to improve potential development opportunities, none of which have come to fruition. The proposed independent living project fulfills the additional stated goals of the Comprehensive Plan through infill development on a currently vacant and underperforming piece of land. Additionally, the development will serve as a transitional land-use between the commercial development to its north and the residential subdivision to the south making the project well suited for the Subject Property and the community in which it resides.

For the reasons stated within this letter and information contained within the Map Amendment Request application submittal, the Applicant hereby requests approval of zone change for the Coon’s Property, Unit 11 Lot 2A, located at 4268 Saron Drive, Lexington, Kentucky 40515, from a split-zone B-1/P-1 property to R-4 and approval of the associated Preliminary Development Plan submitted.

Thank you for your consideration of the Applicants zone change request. Please do not hesitate to contact me with any questions or should additional information be required.

Sincerely



Kevin W. Rich ASLA, APA, CLARB  
Principal