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Mr. Larry Forester, Chairman
Members of the LFUCG Planning Commission
200 E. Main Street
Lexington, KY 40507

February 5, 2024

Dear Mr. Chairman and Members:

Our firm represents the Applicant, Jenny Talbott, in this matter before the Commission in which our client seeks a zone map amendment and approval of a preliminary development plan for a lot known and designated as 592 Eureka Springs Drive. The property is situated on one side adjacent to a residential neighborhood and on the other to a commercial property. It is located where Yellowstone Parkway and Tilden Road each intersect with Eureka Springs Drive. The property is owned by the Applicant and currently contains a two-story commercial building which is vacant on the first floor and contains three (3) residential apartments on the second floor.

The Applicant is requesting a zone change from the current zone of P-1 (Professional Office) R-3 (Planned Neighborhood Residential). The proposed development plan calls for an expansion of the existing building by adding additional square footage.

Description of Project:

The present building is commercial in nature and features three (3) multi-family residential housing units on the second floor while the existing first floor is currently set up for professional offices. The zone change is requested to allow three (3) apartments on the first floor rather than remaining as professional offices. The plan additionally calls for expansion of the existing building to allow for two (2) more residential housing units. This would increase the density of the property from the existing three (3) units to a total of eight (8).

Goals and Objectives of the 2045 Comprehensive Plan:

The proposed zone change to B-2A agrees with the Goals and Objectives of the 2045 Comprehensive Plan. This application overwhelmingly meets the criteria of the Themes and Goals as follows:

Theme A Goal 1(b) Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.

This proposal prioritizes higher density by adding five (5) additional residential units dwelling units.

Theme A Goal 2(a) Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.

This proposal redevelops and repurposes existing land inside the urban service boundary from vacant commercial/office space to multi-family residential.

Theme B Goal 2(d) Prioritize multi-modal options that de-emphasize single occupancy vehicle dependence.

This proposal includes five (5) bicycle rack spaces to de-emphasize dependence on single occupancy automobile.

Theme B Goal 3(f) Promote, maintain, and expand the urban forest throughout Lexington.

The existing tree canopy consists of 4904 square feet of tree coverage. The plan expands that to 6285 square feet. This is in excess of the required thirty percent (30%) or 5227 square feet.

Theme E Goal 1(e) Maximize development of vacant land and unimproved lots within the Urban Service Boundary and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

This project takes and repurposes, through adaptive reuse, land used for professional offices, for much needed housing instead. The design makes greater use of the land for housing at a higher density level, saving space, and decreasing the need to expand the urban service boundary.

Policies 2045 Comprehensive Plan:

Design Policy #1 Utilize a people first design, ensuring that roadways are moving people efficiently & providing equitable pedestrian infrastructure.

This project provides for a balanced approach to transportation with an emphasis on multi-modal forms of transportation. It does this by insuring placement of bicycle racks, sidewalk connectivity to adjacent street with existing transit stop and adequate parking for single occupancy vehicles.

Design Policy #7 Design Car Parking lots and vehicular use areas to enhance walkability and “bikability.”

This project reduces this existing paved parking area breaking up the mass of the existing parking area minimizing stormwater runoff.

Density Policy #2 Infill residential can and should aim to increase density while enhancing existing neighborhoods through context sensitive design.

This project provides for additional residential units within the same land area without significant contrast in scale, design, or massing. Building addition keeps consistent context of the existing building.

Engagement:

There is no existing neighborhood association for this area; however, the applicant will be engaging neighbors through letters and proposed meetings.

Place Type/Development Type/Requested Zone Change:

The proposed development fits within the Enhanced Neighborhood and Medium Density Residential (MR) under the Placebuilder criteria of the Comprehensive Plan. Enhanced Neighborhood is the most appropriate place type and the most appropriate development type, because at its core, the project involves a multi-family residential building within an existing neighborhood. Further, the project prioritizes density and multi modal connectivity. The Applicant seeks a zone change to R-3, which is a recommended zone for this place type.

Development Criteria: Enhanced Neighborhood/Medium Density.

The following are some of the criteria which are either not included in the development plan or warrant further discussion.

A-DN2-1 Infill residential should aim to increase density.

This project increases density on this land from three (3) residential housing units to eight (8).

A-DS5-1 Safe multi-modal facilities should be provided to ensure vehicular separation from bicycles, pedestrians, and other modes of transport.

This plan proposes safe pedestrian sidewalk which accesses both bicycle racks and vehicle parking lot.

B-SU4-1 Development should minimize and/or mitigate impervious surfaces.

This proposal reduces the existing paved surface area providing more open space and reduces the impervious surfaces.

D-CO4-3 Street pattern and design should consider site topography and minimize grading where possible.

Design uses existing topography and with minimal grading only.

B-PR7-1 Development should be designed to minimize tree removal and to protect and preserve existing significant trees.

The proposed design loses only one tree and preserves and increases the remainder of the existing tree canopy.

B-PR9-1 Minimize grading and topsoil disturbance by utilizing the existing topography to the greatest extent possible and preserving key natural features.

Design uses existing topography and with minimal grading only preserving the existing topography.

B-RE1-1 Developments should improve the tree canopy.

The plan proposes to add 4 additional medium sized trees, improving the tree canopy from 4904 square feet to 6295 square feet.

E-GR4-1 Development should incorporate the use of existing structure.

This proposal uses the existing structure to add three (3) of the proposed five (5) additional residential housing units.

No variances are requested by the Applicant at this time.

This proposal provides for essential residential multi-family housing opportunities for the community at a higher level of density. It makes good use of the available space and more importantly makes valuable use of underutilized land situated within the urban service boundary. It supports and is designed in conformity with the PlaceBuilder and is in agreement with the Goals and Objectives of the 2045 Comprehensive Plan.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chris Clendenen", written over a horizontal line.

Christopher M. Clendenen

CMC/prb

Cc: to file J. Talbott/ D. Rehner/ J. Clements