

MAP AMENDMENT REQUEST (MAR) APPLICATION

1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)

Applicant:

G. Davis CCM, 5733 West Fork Rd, Cincinnati, OH 45247

Owner(s):

KATHLEEN HUFFMAN, 3280 CLAYS MILL RD, LEXINGTON, KY 40503

Attorney:

Bruce Simpson, 300 West Vine St Suite 2100, Lexington, KY 40507

2. ADDRESS OF APPLICANT'S PROPERTY

3280 CLAYS MILL RD LEXINGTON KY

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Zoning	Existing Use	Zoning	Requested Use	Acreage	
				Net	Gross
A-U	Agricultural Urban	P-1	Childcare Facility	1.50	2.12

4. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40% of the median income? If yes, how many units? If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

5. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	LFUCG
Storm Sewers:	LFUCG
Sanity Sewers:	LFUCG
Refuse Collection:	LFUCG
Utilities:	<input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable





300 WEST VINE STREET
SUITE 2100
LEXINGTON, KY 40507-1801
MAIN: (859) 231-3000
FAX: (859) 253-1093

T. BRUCE SIMPSON, JR.
DIRECT DIAL: (859) 231-3621
DIRECT FAX: (859) 259-3521
bruce.simpson@skofirm.com

October 31, 2016

Mr. William Wilson, Chairperson
Lexington Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

Re: Zone Map Amendment Request for 3280 Clays Mill Rd.

Dear Chairperson Wilson,

I represent Greg Davis in connection with his application to rezone property located at 3280 Clays Mill Rd. from (AU) Agricultural Urban to (P-1) Professional Office for the purpose of constructing and operating a child care center. The subject property is a remnant parcel of real estate that was not developed at the time the contiguous properties to the north and east were developed in the late 1990's. The property is located at the corner of Clays Mill Road and Vincent Way. Ingress and egress to the proposed childcare center will be from Vincent Way.

The property is bordered to the north by residential units, to the east by a large detention basin and then additional residential units, to the south by professional offices and to the west by residential units and the Jessie Clark Middle School. The site is well suited for a child care center due to its location near many existing homes and along a major traffic corridor which the residents living in the south end of Lexington use to travel to and from work.

The applicant intends to construct and operate a franchise of All About Kids A Green Childcare & Learning Center (“All About Kids”), a state-of-the-art child care facility. Every All About Kids facility is constructed with the environment in mind. Every new facility is a Green learning center built by certified green building contractors.

The “All About Kids” staff emphasizes the importance of the “green building” philosophy and environmental stewardship. This new facility will be designed to capture rain water and store it on site in water tanks. This water will then be used to water the landscaping and the gardens which will be planted. The teaching curriculum will have a dedicated focus on environmental protection.

This application is in conformity with the following provisions of the 2013 Comprehensive Plan:

1. Theme A, Growing Successful Neighborhoods, Goal 2, Support infill and redevelopment throughout the Urban Services Area as a strategic component of growth.

Objectives

a. Identify areas of opportunity for infill development and adaptive reuse that respect the area’s context and design features whenever possible.

2. Theme B, Protecting the Environment, Goal 3: Support the funding, planning and management of a green infrastructure program.

Objectives

b. Incorporate green infrastructure principles in new plans and policies, including but not limited to, land use and transportation.

3. Theme E, Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land, Goal 1, Uphold the Urban Services Area Concept.

Objectives

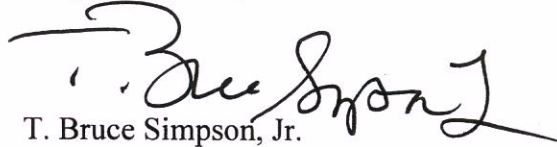
b. Encourage compact, contiguous, and/or mixed use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

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The proposed "green" child care facility is consistent with the above-stated Themes, Goals and Objectives of the 2013 Comprehensive Plan. This is a suburban infill property which is well suited for the proposed child care facility use. Its proximity to the nearby Wellington and Stonewall neighborhoods will be of significant convenience to parents in need of child care services. Child care centers are generally located next to residential neighborhoods. The design of the proposed childcare center will also be compatible with the existing neighborhood. Finally, the construction of the child care center consistent with green building principles and its program focus on environmental stewardship are also consistent with the above-referenced provisions of the 2013 Comprehensive Plan.

I look forward to presenting this application for your consideration during the December meeting of the Planning Commission.

Very truly yours,

A handwritten signature in black ink, appearing to read "T. Bruce Simpson, Jr.", written in a cursive style.

T. Bruce Simpson, Jr.