

Lexington-Fayette Urban Count Planning Commission

RE: Request for Zone Change and Variance for 2914 Clays Mill Rd

Dear Members of the Planning Commission,

On behalf of Dailey Homes, LLC (the “Applicant”), this letter is submitted in support of the application for zone change and variance for 2914 Clays Mill Road, Lexington, Kentucky (the “Property”). The Property is currently zoned as Single-Family Residential (R-1B) and the Applicant is requesting the zone be changed to Mixed Low Density Residential (R-2) to allow for the placement of townhouses on the Property. Applicant is also requesting a variance to permit a local street intersection with a decrease in the minimum intersection spacing between streets to 123 ft. on Clays Mill Road.

The Property consists of 3.267 net (3.488 gross) acres, is situated on Clays Mill Road, and has current has one house on it with a detached garage. The surrounding properties are designated as R-1B, R-1C and R-1D zones on which single-family homes are located. Applicant’s proposal is for a residential townhouse development that would contain 41 townhouses with common area and walking paths and new streets and sidewalks that extend neighborhood streets, as has been depicted on the preliminary development plan submitted with their application.

AGREEMENT WITH COMPREHENSIVE PLAN

Applicant’s requested zone change is in agreement with the Comprehensive Plan. It will allow for additional and varied residential housing within the urban service area through the redevelopment of an underutilized parcel. The requested zone change for a low density residential use is complementary to the surrounding residential neighboring properties. Further the proposed development will extend existing streets and sidewalks and allow for better vehicular and pedestrian connectivity in the area. It is exactly the type of infill redevelopment use that the Comprehensive Plan seeks to encourage.

THEME A: GROWING & SUSTAINING SUCCESSFUL NEIGHBORHOODS

This project meets the goals and objections of Comprehensive Plan Theme A: Growing & Sustaining Successful Neighborhoods. This townhouse development expands housing choices by adding a new housing type to an established residential area (Theme A, Goal 1, Objective b). It redevelops an underutilized parcel to increases residential density (Theme A, Goal 2, Objective a and d). The development includes common area green space and walking paths (Theme A, Goal 3, Objective c). New streets and sidewalks will connect to existing streets and be situated in a manner that allows connection to neighboring parcels in the future which will strengthen the road system, mean better connections for emergency services and more multi-model options (Theme A, Goal 3, Objective b, d and e; Theme A, Goal 4, Objective c).

THEME B: PROTECTING THE ENVIRONMENT

This project meets the goals and objectives of Comprehensive Plan Theme B: Protecting the Environment. The project design allows for the preservation of most of the existing trees on the site, includes green lawns and common open space (Theme B, Goal 3, Objectives b and f). Stormwater management will be compliant with LFUCG regulations. (Theme B, Goal 1, Objective f). The new streets will include sidewalks, improving connections between new and existing development (Theme, Goal 2, Objective d).

THEME D: IMPROVING A DESIRABLE COMMUNITY

This project meets the goals and objectives of Comprehensive Plan Theme D: Improving a Desirable Community. The new streets and sidewalks expand the transportation network and increase connectivity within the new and existing neighborhood (Theme D, Goal 1, Objective a).

THEME E: MAINTAINING A BALANCE BETWEEN PLANNING FOR URBAN USES AND SAFEGUARDING RURAL LAND

This project meets the goals and objective of Comprehensive Plan Theme E: Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land. The Property is an underutilize parcel within the Urban Service Area that will be development to increase housing along a major arterial way. Providing increased and more diverse housing options within the urban area, decreases pressure to place housing in rural areas (Theme E, Goal 1, Objectives a, b, d, e, and f; Theme E, Goal 3, Objectives b).

PLACEBUILDER AND DEVELOPMENT DESIGN CRITERIA

This proposed project fits within the Enhanced Neighborhood place-type and within the Low Density Residential (LDM) development type. We are requesting an R-2 zone (mixed low density residential) which is consistent with this place-type and development type. The Applicant has proposed a well-designed development that furthers the design policies set forth in the Comprehensive Plan. Enclosed with this letter is a chart of the design criteria for the selected place-type and development type, which is color coded to reflect how the project addresses the design criteria: Items highlighted in yellow are addressed in this letter; items highlighted in green are represented graphically on the proposed preliminary development plan; and items highlighted in orange are not applicable.

LAND USE

A-DN2-1 Infill residential should aim to increase density. The proposed development will increase density from less than 1 unit per net acres to 12.55 unites per next acre, with townhouses that are compatible to the single-family homes in the area.

A-DN4-1 Provide new compact single-family housing types. The proposed development of townhouses is a compact single-family housing type.

B-SU3-1 Development should provide compact and/or mixed use development. The proposed development of townhouses is a compact single-family housing type and the new streets and sidewalks extend multi-model options.

D-PL7-1 Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application. Applicant is in process of planning a meeting with neighbors.

E-ST8-2 Development should provide community oriented places and services. The proposed development includes common area and walking paths.

TRANSPORTATION, CONNECTIVITY, AND WALKABILITY

A-DS1-2 Accessible pedestrian linkages to transit should be provided. Sidewalks and walking paths are included in the development plans.

A-DS4-1 A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided. Proposed streets and sidewalks connect with streets and sidewalks of existing neighborhoods.

A-DS5-2 Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape. Townhouse design will have vertical elements.

ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY

B-PR10-1 Development should avoid over lighting and upward directed lighting. Development will comply with applicable provisions of the lighting ordinance.

B-SU4-1 Development should minimize and/or mitigate impervious surfaces. Development has minimal driveway space on each lot.

B-SU11-1 Development should incorporate low impact landscaping and native plant species. Development will comply with all applicable planning ordinances.

SITE DESIGN

A-DS9-1 Development should provide active and engaging amenities within neighborhood focused open spaces. The proposed development includes common area and walking paths.

A-DS9-2 Where neighborhood open space or parks are not located within walking distance of a new development, applicants should incorporate these facilities. The proposed development includes green common space with walking paths.

BUILDING FORM

A-DS5-3 Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere. The proposed development will have townhouses that are oriented toward and close to the street and sidewalks

VARIANCE REQUEST

Applicant is requesting a variance to permit a local street intersection on a minor arterial and decrease in the minimum intersection spacing to 123 ft. (Article 8-8(q)(2)(c)). This project involves the redevelopment of an existing parcel located on Clays Mill Road in area that was developed decades ago. The stretch of Clays Mill on which the Property is located is relatively flat with good sight distance. This stretch includes many driveways and local street intersections in proximities that are less than 250 ft., including a church and day care located just to the south that do not meet spacing requirements with one being just 31 ft. from Galata Dr. and the other having two entrances which are both within 107 ft. of Waco Rd. The speed limit on Clays Mill

Road where the Property is located is 35 MPH. Drivers expect to encounter driveways and intersections in this area. The addition of a new local street intersection for this project will not cause undue safety or traffic issues as it is consistent with the existing design of the roadway and neighborhood and low speed limit of the affected minor arterial.

The addition of the new local street intersection will further the goals and objectives of the Comprehensive Plan, by improving Lexington's transportation network and improving connectivity to existing neighborhood streets and sidewalks. It will allow for a second connection to Lorretta Dr. allowing additional options for traffic flow through existing streets. It also provides for the extension of Loretta Dr. all the way to the property boundary of another underutilized large residential lot so as to permit ease of connection for future developments.

Strict application of the regulation would cause the Applicant exceptional hardship in the development of this Property by limiting the site design to an more inefficient traffic design that is not in keeping with the existing nature of the street design in the area and diminishing opportunities to incorporate the design policies of the Comprehensive Plan.

Granting this variance will not adversely affect the public health, safety or welfare, will not impair the purposes, basic objectives, or intent of the regulations, and will not impair the desirable general development of the neighborhood and the community as contemplated by the Comprehensive Plan.

CONCLUSION

The Applicant's proposal for a zone change and variance for a new townhouse development is in agreement with the Comprehensive Plan and furthers its Goals and Policies.

Thank you for your time and consideration.

Sincerely,