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January 27, 2020

LFUCG Planning Commission
200 E. Main Street
Lexington, KY 40507

Re: Zone Change Application at 1918-1922 Nicholasville Road

Dear Planning Commission:

My firm represents Ms. Julie Butcher (the “Applicant”) in her application for a zone change at 1918-1922 Nicholasville Road, Lexington, Kentucky (the “Property”) from its current R-1C (Single Family Residential) zone to a P-1 (Professional Office) zone. I am writing to update my prior justification letter in light of revisions to the application and underlying development plan.

VARIANCE REQUEST WITHDRAWN

The Applicant reduced the proposed structure from three (3) stories to two (2) stories. With that reduction, the provided parking (57 spots) meets or exceeds the required parking. **In light of this change, there is no need for the Applicant to obtain a variance, and the Applicant hereby withdraws the variance request.**

DEVELOPMENT CRITERIA

In light of the changes to the development plan as a result of conversations with stakeholders and staff, the Applicant updates its development criteria justifications as follows:

Site Design, Building Form, & Location	
B-SU11-1	The Applicant is open to exploring green infrastructure techniques as may be appropriate for the Property; however, the Applicant feels that these are appropriate for a <i>final</i> development plan and are currently premature. In order to show Applicant’s good faith efforts to evaluate green infrastructure, Applicant voluntarily added a note to the plan which states “GREEN INFRASTRUCTURE PRACTICES SUCH AS PERMEABLE PAVING, BIO-SWALES, OR RAIN GARDENS SHALL BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN FOR THE PROPERTY (B-SU11-1).”

Transportation & Pedestrian Connectivity	
A-DS1-1	The Applicant is open to discussion of seating and/or shelter for public transportation. The Applicant reached out to Lextran to discuss transportation issues, but Lextran had no feedback at this preliminary development stage. Further, as stated above, Applicant has withdrawn the variance request related to parking.
A-DS4-1	The plan restricts access to the major corridor to encourage flow of traffic. Bicycle racks, pickup/drop off spaces, and public transit access are incorporated into the plan. The Applicant extended sidewalks along the Property boundary on Edgemoor (which currently has no sidewalks), and provided both front, side, and rear pedestrian access from sidewalks and parking areas.
A-EQ3-2	See justifications for A-DS1-1 and A-DS4-1, above.
E-ST3-1	The revised plan shows dedicated “pick-up/drop-off” reserved parking for rideshare, park-and-ride, carpooling, and delivery use.

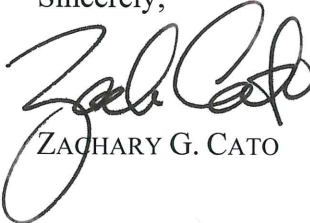
In addition to the foregoing, the revised plan also depicts a 12-foot right-of-way reservation for the potential location of right-of-way acquisition for Nicholasville Road expansion or operation of a bus rapid transit (BRT) line. The plan includes the following note:

14. THE 12’ RIGHT-OF-WAY RESERVATION IS SHOWN TO DEPICT THE LOCATION OF A POTENTIAL RIGHT-OF-WAY ACQUISITION TO ALLOW FOR THE PROPOSED WIDENING OF NICHOLASVILLE ROAD CURRENTLY BEING STUDIED, WHICH WOULD ALLOW FOR BUS RAPID TRANSIT (BRT).

CONCLUSION

Ms. Butcher respectfully requests that the Commission recommend approval of the proposed zone change, as it will satisfy the Goals and Objectives of the Comprehensive Plan, and fits well within the Placebuilder criteria for a corridor development. I thank you for your time and consideration.

Sincerely,


 ZACHARY G. CATO

ENCL.