

October 30, 2023

**VIA HAND DELIVERY MAIL**

Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, Kentucky 40507

**RE: Supplement to Justification Letter Dated September 5, 2023, in Support of Zone Map Amendment for 201-235 E Maxwell St and 245-251 Stone Road Zone Change from R-4 to B-2A**

Dear Commissioners:

Please accept this Supplemental Justification on behalf of my client and the applicant, Stavroff Land and Development, Inc. (“Stavroff”). As you are aware, Stavroff is seeking to rezone approximately 2.633 (gross) acres from the Medium Density Residential (R-4) zone to the Downtown Frame Business (B-2A) zone in order to construct a multi-family development on the property. In our prior justification, we identified how the project complied with the 2018 Comprehensive Plan and are providing this supplement to address the 2045 Comprehensive Plan (the “Comp Plan”) now that the legal challenge has been dismissed.

As you’ll note, many of the references in the original justification to the 2018 Comprehensive Plan are equally applicable in reviewing and applying the 2045 Comprehensive Plan as the themes, goals and objectives applicable to this project from 2018 Comprehensive Plan have been carried over into the 2045 Comprehensive Plan. We believe this only further shows that a project such as this has been called for not only in the past, but also looking to the future.

Accordingly, below is how we believe this project comports with the 2045 Comprehensive Plan:

**Theme A – Growing and Sustaining Successful Neighborhoods**

We submit that this proposal comports with Theme A of the 2045 Comprehensive Plan. In reviewing Theme A, we maintain that this development comports with the applicable policies articulated, and is appropriately dense. We further submit that it meets the following goals and objectives articulated in Theme A:

**Goal 1: *Expand housing choices.***

Goal 1 of Theme A of the Comp Plan lists several objectives. Among them is that Lexington should “[a]ccomodate the demand for housing in Lexington responsibly,

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*prioritizing higher-density and a mixture of housing types” (emphasis supplied). This proposal emphasizes housing density in a responsible fashion. We have sought to identify an area of our community that is currently underutilized, and provide housing stock in a location where the demand has historically been and remains high. Our proposal addresses the needs of students and young professionals in an area where they are already residing.*

**Goal 2:** *Support infill & redevelopment throughout the urban service area as a strategic component of growth.*

Goal 2 of Theme A emphasizes that areas for infill and redevelopment should be identified. This is identified through Objective A which provides the objective of Theme A is to “*identify area of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.*” This site falls within the defined Infill and Redevelopment Area, and replaces aging housing stock with modern, safe, dense housing choices. The applicant believes that it is identifying an area of our community suited to redevelopment, and can set a standard for responsible and appropriate development in the area.

**Goal 3:** *Provide well-designed neighborhoods & communities.*

We believe this proposal addresses two of the objectives of Goal 3 of Theme A in a direct way. First, it will assist with providing various modes of transportation as an option, Objective b. Because of its location, this site is ideal for individuals who may wish to walk or ride a bike to work or school, as it is in close proximity to the University of Kentucky and the urban core. It is also in close proximity to the Lextran Transit Center for those that would wish to utilize public transportation. In addition, residents will be able to access up to seventy-five (75) parking spaces at the Transit Center Garage.

*Theme B – Protect the Environment*

We also submit that this proposal comports with goals and objectives articulated in Theme B of the Comp Plan.

**Goal 2:** *Identify and mitigate local impacts of climate by tracking and reducing Lexington-Fayette County’s carbon footprint and greenhouse gas emissions and commit to community-wide net zero greenhouse gas emissions by the year 2050.*

As previously noted, this proposed development is ideally located to reduce the need for reliance upon personal automobiles, and has even been designed in such a manner as to encourage walking and biking. There will be ample bike parking to accommodate the rests bikes to further encourage environmentally safe transit. This is a key objective of Goal 2 Objective C and D.

Theme D – Improving a Desirable Community

We further submit that this proposal comports with the goals and objectives articulated in Theme D of the Comp Plan.

**Goal 1:** *Work to achieve an effective, equitable & comprehensive transportation system.*

We believe this proposal meets several of the objectives of Goal 1 of Theme D. We intend to interface with Lextran and remain committed to working with them so that the proposed development can be effectively served by public transit. This is in direct relation to Objectives B and C of Goal 1. We also believe that our proposed reorientation of Hagerman Court would lead to safer traffic operations at the site. We also have discussed a commitment to public art, including implementation of public art into the project.

**Goal 2:** *Support a model of development that focuses on people-first to meet the health, safety, and quality of life needs of Lexington-Fayette County's residents and visitors.*

We believe this proposal satisfies Objective B of Goal 2 in that the Applicant has “collaborate[d] with educational . . . entities to meet the needs of Lexington-Fayette County's residents and visitors.” Objective B. As is stated in the letter of support from the University of Kentucky, the Applicant has not only met with the largest educational provider in the City, but has also sought to alleviate the ever rising need for student housing on and near campus. As such, this proposal furthers Objective B of Goal 2.

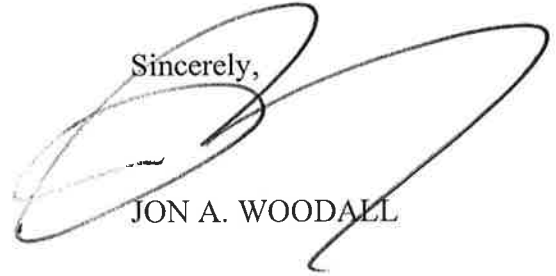
Theme E – Maintaining a Balance Between Planning For Urban Uses and Safeguarding Rural Land.

Finally, we submit that this proposal meets the goal of safeguarding rural land by providing needed housing units in an appropriately dense manner, thus reducing pressure on the Urban Service Boundary.

Conclusion

In sum, we submit that our proposal is in accord with the 2045 Comprehensive Plan. We look forward to our continued discussions with staff and the Commission, and request your approval of our request. Of course, if I can be of further assistance, please do not hesitate to contact me.

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Sincerely,  
  
JON A. WOODALL

JAW/ss

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