

August 15, 2024

Urban County Planning Commission  
Division of Planning – Planning Services Section  
101 E Vine Street, Floor 7  
Lexington, KY 40507

Re: Second Supplemental Justification Letter  
PLN-MAR-24-00011: Beverly A. Chewning / 2090 Harrodsburg Road

Dear Members of the Planning Commission:

We submit this second supplemental justification letter, for Victor R. Chewning's (together with its representatives, "Applicant") application for a zone map amendment request for 2090 Harrodsburg Road, to provide you additional revisions to the application.

Both Planning Staff and Planning Commissioners provided constructive suggestions at the sub-committee meetings, and Applicant had further discussions with the neighbors after those meetings based upon their comments. Based upon the foregoing discussions, Applicant has made the below modifications to its application.

#### REVISED Conditional Zoning Restrictions

Applicant has proposed the following REVISIONS to the conditional zoning restrictions as provided in the Supplemental Staff Report:

C. A landscape buffer of at least fifteen (15) feet in width shall be provided along the boundary of the adjacent-existing single-family residential zone, with plantings as specified by Article 18-3(a)(1)2, along with a solid fence with a minimum ~~six (6)~~ eight (8) feet height.

E. Exterior amplification systems shall be directed away from the adjacent-existing single-family residential zone. Exterior amplification systems shall use modern noise reduction technology to the maximum extent feasible. No exterior amplification systems shall create a nuisance to the adjacent-existing single-family residential zone. No exterior amplification system shall amplify music during the hours of 8 PM to 8 AM.

F. The maximum height of a building is reduced from a seventy-five (75) feet maximum to a twenty-five (25) feet maximum when located within twenty-five (25) feet of the adjacent existing single family residential zone.

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*G. Any building for an automobile and truck repair and service establishment shall be located at least twenty-five (25) feet from any adjacent existing single-family residential zone. Any overnight outdoor storage of vehicles to be repaired or serviced by any establishment for automobile and truck repair and service shall be limited to fifty percent (50%) maximum of all paved areas.*

### REVISED Development Plan

In addition to clean-up items, Applicant has proposed the below REVISIONS to the preliminary development plan based upon discussions at the above referenced meetings. Applicant has set forth design criteria listed in the Placebuilder category that relate to those revisions.

1. A new development plan note is proposed to read as follows: “Possible design features (landscaping, hardscaping, public art, and the like) to minimize the visual impact of vehicle use areas near Harrodsburg Road shall be discussed at the time of the final development plan.” A-DS5-2; A-DS5-4; D-PL10-1.

2. The handicap space will be relocated, and the number of parking spaces will be reduced (from 20 to 19) to accommodate an enlargement and extension of the proposed covered patio for the coffee shop. B-SU4-1; A-DS5-2; A-DS5-4; D-PL10-1.

3. The vehicle use area should be reduced from 20,348 SF to 19,248 SF. The proposed useable open space should be increased from 17% to 23% (only 10% is required), and the proposed vegetative open space should be increased from 24.9% to 28% (only 10% is required). B-SU4-1<sup>1</sup>

This application complies with the 2023 Comprehensive Plan, as confirmed by the Supplemental Staff Report. Please, let me know if you have any questions.

Sincerely,



P. Branden Gross

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<sup>1</sup> The figures used in this supplemental justification letter should be deemed as approximates, since they may adjust as the preliminary development plan is reviewed and revised through the process.