

BILLINGS LAW FIRM ^{PLLC}
COUNSELORS-AT-LAW

JOHN N. BILLINGS, ESQ.
nbillings@blfky.com

145 Constitution Street
Lexington, Kentucky 40507
(o) (859) 225-5240
(f) (859) 225-5241

December 11, 2023

Mr. Larry Forester, Chairman
Lexington-Fayette Urban Co. Planning Commission
200 E. Main St.
Lexington, KY 40507

Re: Supplement Supporting Zone Map Amendment at 5447 Tates Creek Road

Dear Commissioners:

It is my pleasure to represent Turner Management LLC (“Applicant”) as owner of 5447 Tates Creek Road, Lexington, KY 40515 (the “Property”). I am writing to supplement the Applicant’s justification in support of the proposed zone change from the current A-U zone to the R-3 (Planned Neighborhood Residential) zone.

1. 2045 Comprehensive Plan Goals and Objectives.

The revised preliminary development plan has removed the previously shown gates on the Property and, with the exception of a private access and utility easement serving the townhomes, will dedicate connective right-of-way to public use. These changes will **improve Lexington’s transportation network by increasing street and sidewalk connections between the proposed and existing development (Theme A, Goal #3.e)**. New pedestrian and vehicular circulation will be enabled with Tates Creek, Tykes Pass, and (in the future) Jessamine County. **This also serves development criteria A-DS13-1 (“Stub streets should be connected”).**

Likewise, these plan revisions will **improve pedestrian access to the existing neighborhood and allow for safe multimodal transport (Theme A, Goal #3.b)**. Upgraded access to the Property and adjacent parcels will have positive long-term benefits for first responder service, as well.

2. 2018 Comprehensive Plan Policies.

The revised development plan and zone change request will fulfill multiple policies of the 2018 Comprehensive Plan, including:

- **Design Policy #2**: Connecting Tykes Pass, Tates Creek, and the new public right-of-way on the Property will improve connectivity and first responder service times.
- **Design Policy #4**: This low-density development largely retains the character of the existing Property and works around its topography. The new dwellings will fit nicely with the existing adjacent homes and rural setting.
- **Design Policy #8**: Both single family attached (townhouse) and single family detached housing is proposed.
- **Design Policy #9**: The Applicant took care to preserve as much greenspace as possible, including within rights-of-way and along the corridor.
- **Design Policy #13**: The revised plan connects to the existing Tykes Pass stub and extends to a future Jessamine County connection.
- **Density Policy #1**: This low-density proposal is located on a corridor adjacent to existing developed property.
- **Equity Policy #1**: The Applicant proposes to construct additional needed housing units within the existing Urban Services Area.
- **Protection Policy #2**: The revised plan preserves and protects an existing spring, and utilizes the topography to conserve that area.
- **Protection Policy #9**: The existing topography will be preserved to the extent it is feasible to preserve the character of the Property.
- **Sustainability Policy #2**: The revised plan allows for interconnected pedestrian paths to the existing neighborhood and, in the future, to Jessamine County and nearby Brannon Crossing.
- **Restoration Policy #1**: The Applicant is preserving and improving the tree canopy, including areas where pedestrian access will be located.
- **Connectivity Policy #1-2**: The revised plan was designed to fulfill the goals of the Enhanced Neighborhood place-type, including its focus on connectivity and safe interactions.

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Summary

This is a unique project. The Applicant feels strongly that this plan satisfies both existing and future needs of the community. I look forward to presenting this application to you soon.

Sincerely,

BILLINGS LAW FIRM, PLLC

A handwritten signature in blue ink, appearing to read "John N. Billings, Esq.", with a stylized flourish extending to the right.

JOHN N. BILLINGS, ESQ.

Encl.

cc: Client