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

Re: Application for R-4 Zoning for Residential Development 1447 Antique Drive

Dear Members of the Planning Commission:

We represent Meadowthorpe Senior Housing, LLLP and on its behalf have filed a zone change request for the property located 1447 Antique Drive (the "Property"). The Property contains 2.865 net (3.457 gross) acres and is proposing a three story, 61 unit affordable housing development for senior citizens. The Applicant's request is to rezone the Property from Neighborhood Business (B-1) zone to High Density (R-4) Zone. The focus of this residential development is to meet the housing needs of those households which are at or below 60% of the Area's Median Income for Lexington/Fayette County. This application seeks approval to construct 61 affordable housing apartments consisting of 1-2 bedroom units. The proposal is to have 49 1-bedroom units and 12 2-bedroom units with controlled entry into the building and an on-site property manager. These housing units will serve affordable income level households and will comply with the income restrictions required to qualify for Kentucky's Low Income Housing Tax Credit Program.

This request is in agreement with the Comprehensive Plan as the proposed project meets several of the Goals and Objectives of the Comprehensive Plan. The need for affordable housing has been much discussed in Fayette County for many years and is a key part of the 2013 Comprehensive Plan and a major part of the discussion for the current Comprehensive Update process. Not only is this proposal bringing much needed affordable housing units to Lexington, but also this proposed development will utilize vacant land inside the Urban Service Area to expand the housing choices within the immediate area in a manner that respects the character of that area. Moreover, since the site of the proposed development is between the Meadowthorpe neighborhood and the Meadowthorpe Community Business Center and across Leestown Road from the Meadowthorpe Shopping Center, it is ideally situated for vehicular, pedestrian, and public transportation for the target residents. In addition to providing affordable housing and conveniently located senior housing, this application is in conformity with the following provisions of the 2013 Comprehensive Plan:

THEME A: GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1: Expand Housing Choices.

Objectives:

- a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
- b. Plan for housing that addresses the market needs for all of Lexington-Fayette County residents, including, but not limited to, mixed-use and housing near employment and commercial areas.
- c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.
- d. Create and implement housing incentives that strengthen the opportunity for economic development, new business and jobs, including, but not limited to, higher density and housing affordability.

Goal 2: Support Infill and Redevelopment Throughout the Urban Services Area as a Strategic Component Of Growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.
- b. Implement innovative programs, such as the land bank, to facilitate sustainable development, including but not limited to, affordable housing and commercial and economic activity.

Goal 3: Provide Well Designed Neighborhoods and Communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation and expanded opportunities for neighborhood character preservation and public commitment of expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.
- b. Strive for positive and safe interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.

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

Goal 1: Uphold the Urban Services Area Concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the

Urban Services Area.

b. Encourage compact contiguous and/or mixed-use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

Goal 3: Maintain the Current Boundaries of the Boundaries of the Urban Services Area and Rural Activity Centers; and Create No New Rural Activity Centers.

The proposal is also consistent with the Comprehensive Plan's Land Use Change Consideration:

1. The Change will address a community need, such as providing housing needs.
2. The proposed land use enhances, and is compatible with, adjacent land uses.
3. The land use will promote housing located in close proximity to existing employment centers.
8. The existing utility and transportation networks will accommodate the new land use.
9. Underutilized land should be promoted for greater utility (and) function and/or residential density.
11. The proposed use or development will provide a mix of housing types (in comparison to existing housing types in the surrounding Meadowthorpe area).
12. The use will enhance reinvestment in neighborhoods ... and improve accessibility for all citizens.
13. The land use should maximize opportunities to accommodate future growth within the Urban Services Area, include land that is underutilized, vacant or planned for a reuse.

Further, the proposal meets several of the key additional considerations for land located outside of the downtown area in the Urban Service Area:

1. A greater intensity of land use should be concentrated along minor and major arterial roadways...
2. Where residential density, and existing infrastructure are adequate to support the use, and the adjacent uses are compatible, the development should create more walkable neighborhoods...
4. An effective buffer or transition between different intensities of adjacent land uses should be provided.
5. The use shall provide a service deemed beneficial for the immediate area.

6. Developments that improve the livability of existing neighborhoods by adding compatible uses and compatible urban design should be encouraged.
7. Underutilized business land uses should be considered for a possible change to...residential use...

The last point is one that the Applicant feels quite strongly justifies the rezone request. For many years and while zoned multiple different business categories, this land has remained vacant. This proposal offers a chance to bring a clear community need with Affordable Housing into an infill spot that continually is overlooked by business developers. It also will allow a softer transition between the intensity of Leestown Road and the Meadowthorpe commercial areas and the Meadowthorpe neighborhood. Allowing a higher density residential use to screen the difference in intensity between these contrasting uses will be a tremendous benefit to the entire area.

We will be at the August public hearing in order to make a complete presentation of this application and request your favorable consideration.

Best Regards;

Stoll Keenon Ogden PLLC



Nick Nicholson

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