

August 9, 2022

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

Re: Amended Application - PLN-ZOTA-2022-00002

Dear Members of the Planning Commission:

We represent the Applicant, and we hereby tender this amended justification to amend Applicant's application for its text amendment request to Zoning Ordinance 23A-9 to provide that Hotels and Motels are principal uses in the Community Center (CC) Zone. The CC Zone is intended to provide a mixture of residential uses and nonresidential uses. The CC Zone is recommended to be located within the Expansion Area, more specifically Subarea 2. The Expansion Area Master Plan contemplates that the CC Zone would have intense uses and would include a mix of residential uses.

The proposed text for the definition is as follows:

Sec 23A-9. – Community Center (CC) Zone

(b) Principal Uses – **Add**

35. Hotels and Motels

(e) Prohibited Uses – **Delete**

17. Hotels or Motels

This request would allow an additional, but comparable, type of high-density dwellings in a CC Zone. Currently, multiple family, nursing and personal care facilities, and rehabilitation homes are principal permitted uses, and boardinghouses and assisted living facilities are allowed as conditional uses, in a CC Zone Project. Many of the foregoing establishments have similar designs and densities as a hotel and motel. The only significant difference is that hotels and motels are more transient in nature. Hotels and motels will provide another type of high-density housing in the CC Zone (Theme A, Goal 1, Objective b., and Goal 3, Objective a., of the Comprehensive Plan).

Allowing hotels and motels would also expand housing choices in the CC Zone (Theme A, Goal 1, Objective b. and Design Policy #8, and Goal 3, Objective a., of the Comprehensive Plan). Hotels

and motels would provide tourists, temporary business workers and other visitors dwellings in areas with abundant community facilities, retail, and commerce opportunities (Theme C, Goal 1, Objective d., of the Comprehensive Plan). Expanding density and housing choices within the CC Zone would further goal of maintaining the rural and urban balance (Theme E, Goal 1, of the Comprehensive Plan). The addition of these transient populations will increase the viability of the commercial uses in the CC Zone and surrounding areas.

The Applicant is not requesting any amendment to the dimensional requirements of the CC Zone. Those requirements were adopted to encourage developments to contribute to development-wide scale intended within the CC Zone. The permitted hotels and motels will not dominate those mixed-use developments. In fact, the incorporation of the hotels and motels into the development will lead to a complete community, while integrating into the intended scale.

As discussed more fully above, this request complies with the Comprehensive Plan.

Sincerely,



J. Darby Turner, III

cc: Justin L. Justice