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HAND-DELIVERED AND FILED VIA ACCELA

Mr. Larry Forrester, Chairperson
Lexington-Fayette Urban County Government
C/O Hal Baillie, Division of Planning
101 East Vine Street
Lexington, Kentucky 40507

RE: ZONE MAP AMENDMENT REQUEST FOR PROPERTY LOCATED AT
1100 ARMSTRONG MILL RD FROM AN EXISTING R-1T, R-3, R1-C AND R1-D
TO A UNIFIED R-3 ZONE FOR APPROXIMATELY 9.2 NET ACRES

Dear Chairperson Forrester,

I am pleased to submit this zone map amendment request on behalf of the Wynndale Development Company, LLC for property located at 1100 Armstrong Mill Rd. The subject property, consisting of 9.2 net acres, is currently split zoned, R-1T, R-3, R-1C and R-1D. In the past, the property has been used for a church, Lexington Baptist Temple and a large cell tower. However, while the church building, its related parking facilities and a cell tower remain, the church ceased its operations. The church building is in need of significant repairs. The applicant proposes to eliminate the split zoning of the property for the propose of rezoning the property to a unified R-3 zone so as to build 96 apartments in four (4) three story buildings, plus a clubhouse.

The subject property is bordered to the west by property zoned R-3 (Pinebrook Apartments) and some single-family homes which are located adjacent to the rear of the subject property which is not planned for development due to this portion of the subject property being located in a floodplain. The subject property is bordered to the south by vacant property zoned R-4 (High Density Apartments). The subject property is bordered to the east by more vacant property zoned R-4, some properties zoned R-1T (Townhouse Residential) (Leisure Creek Townhomes) and a remnant sliver of vacant land zoned R-1D (West Hickman Creek). The subject property is separated from the townhome community by West Hickman Creek. Finally, the subject property is bordered to the north, across Armstrong Mill Rd. by single-family homes zoned R-1C.

GOALS AND OBJECTIVES

We believe that our proposed development is in agreement with the 2018 Comprehensive Plan, specifically the following Goals and Objectives:

1. THEME A: GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1. Expand housing choices

Objectives:

- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher density-density and mixture of housing types.

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, adaptive reuse and mixed-use development.
- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- c. Incorporate adequate greenspace and open space into all development projects which serve the needs of the intended population.

Goal 3. Provide well designed neighborhoods and communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through neighborhood character preservation and public commitment to expand options for mixed use type housing throughout Lexington Fayette County.
- b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to neighborhoods that are connected for pedestrians and various modes of transportation.
- c. Minimum disruption of natural features when building new communities.

COMPLIANCE WITH THE ARMSTRONG MILL WEST SMALL AREA PLAN

This application complies with many of the important goals and policies of the 2015 Armstrong Mill West Small Area Plan as set out in the following Goals and Objectives:

Goal Number 1: Improve Neighborhood Safety and Security To Reduce The Opportunity For Crime.

The subject property is currently an unoccupied large church building with a significant vacant parcel, all of which are largely unmonitored and located in the middle of an existing neighborhood. Such places can become attractive locations for vandalism, criminal mischief and other acts of criminal wrong doing. By constructing other compatible residential units with appropriate lighting on the site, this potential for criminal opportunity will be greatly reduced.

Goal Number 2: Improve Circulation By Focusing On Improved Connectivity, Alternative Transportation Infrastructure and Increased Safety of Streets.

The applicant proposes to work with the appropriate LFUCG officials on the design, location, construction and maintenance of a shared use path or walking trail in the designated greenway which borders the West Hickman Creek. There are possibilities with this pedestrian and bicycle connection to link up with existing neighborhoods for which there is no existing connection. This subject property also has the potential for a vehicular connection to be connected into the existing parking lot of the adjacent apartment community to the west. This could be a beneficial connection for residents of both properties.

Goal Number 3: Promote Peaceful, Safe and Livable Neighborhoods With Equitable And Affordable Housing Choices

The applicant proposes to build 96 new market rate apartments which will provide new and additional housing choices which currently do not exist on the subject property.

Goal Number 4: Maintain Character Of Neighborhood Form And Enhance Areas In Need Of Improvement

The applicant will be constructing a new apartment community which will have context sensitive design and be compatible with the existing residential uses. This proposal will replace a vacant and substandard vacant building with new housing opportunities which will enhance this part of the Armstrong Mill West neighborhood.

NEIGHBORHOOD ENGAGEMENT

Due to Covid Restrictions, face to face meetings with residents of the existing neighborhoods cannot be held. As a result, there will be at least two separate “zoom type” meetings with the residents of the neighborhood once we receive email addresses from those persons in the notification area.

PLACE TYPE, DEVELOPMENT TYPE AND REQUESTED ZONE

The Placebuilder defines seven place-types within the Urban Service Area boundary. The most appropriate place type for the subject property is ENHANCED NEIGHBORHOOD, which is defined as:

“An existing residential area to be enhanced with additional amenities, housing types and neighborhood serving retail, services and employment options. Development should be context sensitive to surrounding areas and should add to the sense of place incorporating multimodal connections is crucial to neighborhood success and viability.”

As noted above, the subject property is adjacent a mixture of apartments, townhomes and single-family houses. The Enhanced Neighborhood encourages a variety of residential densities, including medium-high density residential which is the most appropriate place-type for the site.

DEVELOPMENT CRITERIA

In addition to complying with the place-type provided for in the Comprehensive Plan, this application is also in compliance with the development criteria applicable for a medium-high density residential development.

Site Design, Building Form and Location

A-DS3-1

Using the Imagine Lexington Enhanced Neighborhood Development Criteria for Medium-High Density Residential, specifically the Multi-Family Design Standards in Appendix 1 (v. July 11, 2016) as a supplemental guide to complement the Lexington Zoning Ordinance, this application will comply with these design criteria.

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A-DS4-2

This new apartment community will have four 3-story buildings. This new apartment community will be adjacent to an existing apartment community.

A-DS5-3

Assuming appropriate arrangement can be agreed to with LFUCG, this new apartment community will have a new pedestrian connection along the West Hickman Creek and to existing neighborhoods.

A-DS5-4

The new apartment community has significant interior pedestrian connections in order for the residents to enjoy the amenities which will be set aside for their use.

A-DS7-1

The majority of the parking is oriented towards the interior of the property.

A-DS7-2

The parking along Armstrong Mill Rd. will be screened with appropriate landscaping.

A-DS7-3

There are no parking structures for this development.

A-DS10-1

This new apartment community is within walking distance to a soon to be constructed segment of a proposed shared use trail and is also within walking distance to a small-scale commercial development which is located off Bates Creek Rd.

A-DS11-1

This criteria is not applicable to this proposed development. The limited size of the property prohibits the construction of parks or schools.

A-DS12-1

The proposed apartment community is located within reasonable walking to the commercial area off Bates Creek Rd.

A-DN2-1

This proposed infill development will increase residential density of the existing vacant and underutilized property.

A-DN2-2

This proposed apartment community will have significant setbacks from the existing single-family neighborhoods.

A-DN3-2

This proposed apartment community is limited in size and location from existing commercial uses.

A-DN4-1

This proposed apartment community is limited in size and location from existing commercial uses.

A-EQ7-1

This criteria is not applicable as no new school site is proposed.

B-PR9-1

There is a greenway and creek which is located at the eastern boundary of this site. This area will be preserved by utilizing the existing topography to the greatest extent possible. This feature will be an important aesthetic amenity for the future residents of this apartment community.

B-SU11-1

Green infrastructure, to the extent it is economically feasible will be utilized.

C-LI6-1

This proposed apartment community can provide pedestrian connections to the adjacent commercial uses.

C-LI6-2

This development criteria does not apply to this multifamily development.

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C-LI7-1

This multifamily development will be a compatible infill project and will blend with the existing neighborhood.

C-PS10-2

There will be sufficient parking.

C-PS10-3

There will be no overparking with this new apartment community.

D-PL7-1

All property owners within 500 feet of the subject property will be invited to a neighborhood meeting where the proposed development was discussed and questions answered via zoom. There will be two of these meetings.

D-PL9-1

There are no historically significant structures to be preserved on this development site.

D-PL10-1

There are no current plans for designating public art easements due to the small amount of land that is being utilized and the need to increase density on the subject property

D-SP3-1

There is currently within the area adequate right of way, easements for infrastructure, including wireless communication to serve the proposed apartment community.

D-SP3-2

There is no cell tower on the subject property

E-GR4-1

This criteria is not applicable as there are no existing structures to reuse.

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E-GR5-1

This criteria is not applicable as there are no historic structures on the subject property.

E-GR9-4

This application will intensify the use of vacant and underutilized land which has been inside the urban services area.

A-DS1-1

There are no plans to create a shelter or mass transit infrastructure. However, in the future, should enough residents of the apartment community want such an amenity, it will be provided.

A-DS1-2

There will be direct pedestrian linkages to Armstrong Mill Rd. which is the location of the nearest bus route.

A-DS4-1

There will be pedestrian connections to the existing neighborhood and shared use trail. There will be a pedestrian connection to the greenspace amenity which will serve this apartment community.

A-DS5-1

There will be internal pedestrian routes to separate pedestrian traffic from vehicular driving areas.

A-DS5-2

There will not be any new roadways created with this apartment community.

A-DS10-2

The greenway will be a new focal point for this new apartment community.

A-DS13-1

There are no sub streets to which a connection can be made.

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B-SU4-1

There is a greenspace component added to this proposed apartment community and it will be a featured aesthetic amenity within walking distance for the residents.

C-PS10-1

Shared use parking is not needed.

D-CO1-1

There are dedicated rights of way along Armstrong Mill Rd. to promote multimodal facilities but these are beyond the control of the applicant.

D-CO2-1

Due to the limited area of the proposed apartment community, the applicant is not able to address off site transportation facilities to accommodate alternative modes of transportation. However, the interior of the development is designed to protect pedestrian from conflicts with vehicular traffic.

D-CO2-2

This development criteria is beyond the capability of the applicant to address, given it is only developing a small 8-acre site for apartments.

D-CO4-1

This criteria is not applicable as there are no dead end streets or cul-de-sacs being constructed with this development.

D-CO4-2

This criteria does not apply as the applicant is utilizing the existing roadways which were designed to serve the subject property.

D-CO4-3

The development of the site will minimize grading so as to preserve and enhance the greenspace area.

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D-CO5-1

This development criteria does not apply as no new streets are being created with this development.

D-SP1-3

This development criteria does not apply as there are no school sites within the general proximity of the subject property

B-PR2-2

There will be no division of floodplains into privately owned parcels with flood insurance.

B-PR2-3

Floodplains will be incorporated into the accessible greenspace on the eastern edge of the subject property and will be made an amenity for the residents of this new apartment community.

B-PR7-1

There will be connections to the greenway that borders the eastern section of the subject property.

B-PR7-2

The existing tree inventory will be documented.

B-PR7-3

This development will improve the tree canopy because there are no trees currently on the subject property.

B-RE1-1

Street trees will be installed as required by the zoning ordinance.

B-RE2-1

Green infrastructure will be utilized if economically feasible.

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D-SP2-1

This development criteria is not applicable as there are no school sites proposed for the subject property.

S-SP2-2

This development criteria does not apply as there is no school site planned for the subject property.

E-GR3-1

The greenway that borders the eastern edge of the subject property will be featured as amenity for as many apartment units as possible. Additionally, there will be pedestrian access to the greenway from the apartment complex.

E-GR3-2

The new focal point within this small parcel will be the greenway that borders the eastern edge of the property.

CONCLUSION

We believe the proposed apartment community is in compliance with the 2018 Comprehensive Plan and the Armstrong Mill West Small Area Plan. This new development will add much needed density while being designed in such a manner that it will be complimentary to the existing residential neighborhood.

This new apartment community will also be designed to comply with the multifamily design guidelines.

We look forward to sharing our proposal with the Planning Commission.

Very truly yours,



T. Bruce Simpson, Jr.