

The Fayette Alliance

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Mayor Jim Newberry & Lexington-Fayette Urban County Council
LFUCG
101 East Vine Street
Lexington, Kentucky 40507

September 17, 2007

Dear Mayor Newberry and Council Members,

I am writing to you as the Executive Director of the Fayette Alliance. The Fayette Alliance is a coalition of agricultural, neighborhood, and development interests whose aim is to promote urban and rural vitality in Lexington-Fayette County.

As you know, petitioner Ernie M. Hanna is requesting a zone change from a Light Industrial (L-1) and Neighborhood Business (B-1) zone to a Mixed-Use Community (MU-3) zone for approximately five acres of property located at 225 Walton Avenue (MAR 2007-11: Ernie M. Hanna).

Mr. Hanna is proposing a mixed-use development for the site that includes 126 residential dwelling units, 15,000 square feet of retail office space, and associated open spaces and parking lots.

Conceptually, Mr. Hanna's proposal is consistent with the recommendations of the 2006 Comprehensive Plan and the Downtown Master Plan because it uses innovative infill-redevelopment practices to accommodate residential and commercial growth inside the current Urban Service Area.

If appropriately constructed, this mixed-use development will secure a sustainable transition between the adjoining historic Bell Court Neighborhood and the adjacent commercial corridor of Midland Avenue. This is a remarkable prospect in Lexington's downtown renaissance to dynamically "grow-up" instead of "out".

Therefore, as a matter of countywide land-use policy, the Fayette Alliance supports the Planning Commission's unanimous decision to approve this zone change.

However, we encourage Mr. Hanna, and members of the Bell Court Neighborhood Association to continue to work together, at Planning Commission during the development plan process, to resolve the particular design issues of this project. In so doing, the stated land-use goals of the 2006 Comprehensive Plan will be achieved, while also addressing the site-specific needs of Bell Court neighborhood residents.

This approach, if diligently pursued in good faith, will strengthen our city and the quality of life of our established neighborhoods-making Lexington the very best it can be.

Thank you for considering our position, and we appreciate your dedication to responsible land-use planning.

Respectfully,

Elizabeth Knox van Nagell
Executive Director