



**The Fayette Alliance**  
601 West Short Street, Ste. 200  
Lexington, KY 40508  
(859) 281-1202

*Board of Directors*

Larkin Armstrong  
Antony Beck  
Jim Bell  
Gary Biszantz  
Todd Clark  
Thomas Gaines  
Greg Goodman  
Margaret Graves  
Arnold Kirkpatrick  
Debbie Long  
Patrick McGee  
John Nicholson  
Nick Nicholson  
John Phillips  
Walt Robertson  
Don Robinson  
Mackenzie Royce  
Jim Shropshire  
David Switzer  
Emma Tibbs  
Gay Haggin VanMeter  
Jack van Nagell  
Holly Wiedemann  
Judy Worth

*Executive Director*

Elizabeth Knox van Nagell

LFUCG Planning Commission  
200 East Main Street  
Lexington, KY 40507

September 24<sup>th</sup>, 2009

Dear Chairman Penn and Commissioners,

I am here on behalf of The Fayette Alliance. The Fayette Alliance is Lexington's only land-use advocacy organization dedicated solely to preserving our renowned rural landscape in Fayette County, while strengthening the city of Lexington through innovative infill redevelopment and adequate infrastructure.

If responsibly pursued, this growth approach will improve our city and protect our productive and beautiful farmland—creating a quality of life crucial to Lexington-Fayette County’s economic and environmental success today and in the future.

In furtherance of this mission, The Fayette Alliance joins Planning Staff and the Zoning Committee in recommending approval of the Staff alternative text ZOTA 2009-6: Amendment to Modify the Mixed-use community (MU-3) Zone Requirements.

Lexington Trots Breeders Association, LLC is initiating this text amendment that, if adopted, **will allow “Entertainment Mixed-Use projects” on parcels larger than 10-acres.** Several changes are proposed, including:

- New Principle Uses: Restaurants with live entertainment, nightclubs, motels and hotels (including extended stay hotels), billiard and pool halls, skating rinks, theatres, bowling alleys, athletic club facilities, drive-in restaurants, grandstands associated with horse tracks and their ancillary facilities, veterinary offices, and animal hospitals
- New Accessory Uses: Banquet facilities, conference centers, and outdoor patios
- New Conditional Uses: Self-service car washes and fuel pumps not manned by an attendant. These uses are subject to case-by-case review.
- Off street parking for cocktail lounges and nightclubs—as articulated in the Business 3 (B-3) zone.
- All buildings will have an 80-foot height limitation.
- 15% of total number of buildings are required to have a 0-foot front building setback.
- Signage: Two (2) freestanding signs per development—to be located in or adjacent to the right-of-way, subject to the written authorization by the Commissioner of Public Works and Development. One (1) marquee sign and/or one (1) attraction board permitted per indoor theatre, not to exceed 24 square feet.
- In approval of such a development plan, the Planning Commission shall find that the location is both appropriate for the use, and compatible with neighboring land uses.

Ultimately, this text amendment will not only facilitate “Entertainment Mixed-Use” projects throughout the Urban Services Area, but also on 62-acres at the Red Mile Race Track.

At the Red Mile, the applicant aims to construct 150 to 200 condominiums for young professionals, over 300,000 square feet of retail and office space, a 130 - 150 room hotel, and a 15,000-25,000 square foot entertainment area—anchoring over \$170 million in mixed-use development in downtown Lexington. Other amenities include the preservation of the octagonal barn “Floral Hall”, the Grandstand and track for harness racing, and the construction of a greenway connecting to Town Branch Trail.

This proposal is the result of an unprecedented four-month small area plan process (“Red Mile Development Plan”) involving the applicant, Planning Staff, surrounding neighborhoods, and property owners. The Alliance participated in this discussion.

Through extensive and transparent community dialogue, the applicant created a real-estate strategy that will enhance the Red Mile neighborhood and downtown area, while securing the racetrack’s long-term financial viability and success. This catalytic project exemplifies

how urban infill and our signature equine industry can mutually benefit from an innovative growth model.

Moreover, it expressly furthers key principles of the 2007 Comprehensive Plan including goals 5,7,8,11, and 12; and the recommendation that “ the Red Mile be reviewed through a small area plan with strong consideration for high density residential and mixed-use development”.

A zone change, TIF financing, and a development plan/ permits will likely be required before building begins—and we look forward to remaining engaged in the process to ensure that any infrastructure, transportation, or other development issues are resolved prior to construction.

No doubt, the proposed text amendment will facilitate bold, visionary, and sustainable mixed-use development opportunities both at the Red Mile, and throughout Lexington-Fayette County. Therefore, we commend the applicant and Planning Staff for the proposal, and respectfully request that you recommend approval of ZOTA 2009-6.

Thank you for your consideration and dedication to responsible land-use planning.

Knox van Nagell