



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

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Executive Director

Elizabeth Knox van Nagell

LFUCG Council
200 East Main Street
Lexington, KY 40507

October 14th, 2009

Dear Vice Mayor Gray and Council members,

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 supports the “Resolution Declaring a Moratorium of Excessively Large Additions in the Residential-1, Residential-2, Residential-3, and Residential-4 zones within the existing Infill-Redevelopment Area of Lexington-Fayette County”.

If adopted by Council, this resolution will:

- **Temporarily prohibit additions exceeding twenty-five percent (25%) of the square footage of the existing structure—unless the proposed addition would result in a final structure that would not exceed a total of fifteen hundred (1,500) square feet.**
 - This moratorium will apply to the Single-Family Residential (R-1A, R-1B, R-1C, R-1D, and R-1E) zones; Townhouse Residential (R-1T) zone; Two-Family Residential (R-2) zone; Planned Neighborhood Residential (R-3) zone; and High Density Apartment (R-4) zone for properties located within the boundaries of the Infill and Redevelopment Area—excluding any properties in this area within a Neighborhood Character Design Overlay (ND-1) zone or an Historic Overlay (H-1) zone.
 - **This moratorium will be 6 months in duration** or when the Council takes final action on possible amendments to the text of the zoning ordinance or map amendments, whichever event occurs first.
 - The Division of Building Inspection is prohibited from issuing building permits listed in this resolution for the duration of the moratorium.

In plain terms, the widespread emergence of “disproportionately large additions” in neighborhoods—especially those surrounding U.K. campus—is causing several problems for the community in which excessive stormwater run-off, crowded parking and traffic congestion, pedestrian and fire-safety issues, transiency, and a profusion of garbage is diminishing the quality of life, character, and long-term market stability of these areas.

As such, this 6-month moratorium is needed to temporarily stabilize existing neighborhoods from the construction of “big-box” additions, while affording an opportunity for needed stakeholders to determine a comprehensive and fair solution to increasing the density, size, and scale of structures in residential zones of the I/R area.

No doubt, the Alliance strongly supports the re-investment and the re-development of our urban core. It is a fundamental strategy in preserving and promoting our rural resources and

the signature industries that thrive on it, while enhancing the blighted and neglected areas of our city.

In fact, since our inception in 2006, the Alliance has successfully endorsed over \$500 million in infill redevelopment projects.

However, a successful and sustainable infill redevelopment strategy is one that appropriately encourages growth for the benefit of the developer, property owner, and neighborhood alike. Without this balance, property values will decline and infill will fail—thereby hanging our community’s environmental, economic, and quality of life potential in the balance.

Therefore, The Fayette Alliance respectfully requests that you adopt this moratorium, provided you establish a transparent, public, and expedited process in which all involved stakeholders can determine a legal solution to the big-box addition challenge—including representatives from the University of Kentucky, landlord, developer, neighborhood, green space, LFUCG Council, Division of Planning, Building Inspection, and Code Enforcement sectors.

Infill can and must be a win-win for the entire community.

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

Sincerely,

Knox van Nagell
Executive Director
The Fayette Alliance

Cc: The Hon. Jim Newberry, Mayor
Chris King, Director, LFUCG Division of Planning