



## The Fayette Alliance

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### *Executive Director*

Elizabeth Knox van Nagell

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

February 19, 2008

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.

Developer Richardson-Todd LLC is requesting a zone change from A-U to EAR-2 for property located at 2020 Russell Cave Road (ZDP 2001-98:Russell Cave Glen). It has also submitted a preliminary development plan for approval on this project.

At Planning Commission, the Fayette Alliance **did not object** to the zone change-as the Comprehensive Plan and the Expansion Area Masterplan calls for EAR-2 zoning on this

site. However, the Alliance **does not currently support** EAR-2 zoning for this property because the preliminary development plan-which is a legal requirement for the zone change under KRS 100 and the Expansion Area Masterplan-**was inadequate** for several reasons:

1. The plan does not address the environmental sensitivity of the property. In addition, the area's sanitary sewer infrastructure is at capacity and cannot handle any additional development at this time;
2. The plan fails to provide adequate buffering that will protect surrounding farm operations and existing neighborhoods from the externalities created by the new development;
3. The plan is not sustainable in design, and calls for the removal of substantial woodlands to construct 47 single-family housing units on roughly 8 acres of land. Such a layout undermines the environmental requirements of the Expansion Area Masterplan, the scenic character of Russell Cave Road, and the quality of life experienced in the adjacent Shandon Park and Foxborough neighborhoods.

Therefore, at this time, the Fayette Alliance **supports** the Planning Commission's recommendation of disapproval of the zone change, and **indefinite postponement** of the proposed development plan.

More time is needed to better address the area's environmental sensitivity, infrastructural challenges, and the proposed design of the development.

The Fayette Alliance looks forward to working with the developer in resolving these issues. Needless to say, Lexington must appropriately leverage both its urban and rural assets to reclaim its reputation as the "Athens of the West". Therefore, we appreciate the Council's dedication to responsible and innovative land use planning.

Sincerely,

Elizabeth Knox van Nagell  
Executive Director