



The Fayette Alliance

330 East Main Street, Ste. 300
Lexington, KY 40507
(859) 281-1202

Board Members

Helen Alexander
Jim Bell
Greg Goodman
Margaret Graves
John Kerr
Lori Kirk
Debbie Long
John Nicholson
Nick Nicholson
Mike Owens
Greg Padgett
John Phillips
Walt Robertson
Don Robinson
Mackenzie Royce
Jim Shropshire
David Switzer
Emma Tibbs
Robert Trujillo
Tom Van Meter
Jack van Nagell
Holly Wiedemann

Executive Director

Elizabeth Knox van Nagell

Randall Vaughn, Chairman
LFUCG Planning Commission
101 East Vine Street
Lexington, Kentucky 40507

November 8, 2007

Dear Chairman Vaughn,

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.

East Bridgeford Land and Development Company has submitted a preliminary development plan for its Kingston Hall Unit 2 project (DP 2007-100) located at 2356 Newtown Pike. The subject property is zoned ED and is part of the 1996 Expansion Area.

The Planning Staff and Subdivision Committee reviewed this plan on September 13th, 2007, and recommended postponement because of concerns with ingress and egress,

traffic flow, and the location of the detention basin in the proposed development. As such, Planning Commission postponed the development plan on October 11th, 2007.

However, despite this procedural history, the developer is constructing a detention basin and other infrastructure on the site-thereby violating 23B-2 of the Zoning Ordinance, which states:

A preliminary development plan shall be required as specified in Article 21-3...in the Expansion Area. **No development activity, building, or occupancy of property shall be permitted unless and until a final development plan has been approved by the Planning Commission.**

While the Alliance supports postponement, we respectfully request that East Bridgeford Land and Development Company-as should all developers- follow 23B-2 of the Zoning Ordinance.

To allow otherwise, will compromise the public safety of the Kingston Hall development, and set a destructive land use precedent for the entire community-one riddled with unintended environmental, infrastructural, and safety consequences.

Clearly, this is a test case. With so much at stake, please address this issue. If done, the Planning Commission's authority will be affirmed, the public's faith in local government restored, and Lexington's ability to pursue greatness realized.

Thank you for considering our position, and we appreciate the Commission's dedication to responsible land use planning.

Sincerely,

Elizabeth Knox van Nagell
Executive Director