



Fayette Alliance
603 West Short Street
Lexington, Kentucky 40508
859.281.1202 Phone
859.281.1292 Fax
info@fayettealliance.com
fayettealliance.com

LFUCG Planning Commission
Government Center
200 East Main Street
Lexington, KY 40507

February 23rd, 2015

Board Members

Jimmy Bell
Price Bell, Jr.
Sandra Canon
Todd Clark
Daniel Cooper
Kip Comett
Susan Enlow
Greg Goodman
Gay Haggin VanMeter
Dave Harper
Stan Harvey
Barry Holmes
Patrick McGee
Chauncy Morris
John Phillips
Tom Poskin
Walt Robertson
Don Robinson
Jack van Nagell
Griffin VanMeter
Holly Wiedemann
Anthony Wright

Sustainers

Josephine Abercrombie
Helen Alexander
Andover Management Group
Ann Bakhaus
Ian Banwell
Antony & Angela Beck
Gary Bisantz
Alex Campbell
Darley
Fayette Co. Farm Bureau
David & Philippa Fogg
Greg Goodman
Dave Harper
John Hendrickson
Sally Humphrey
Keeneland Association
KTA
Murray & Teri Kessler
Lane's End Farm
Langley Properties Co.
Lisa Lourie
Deirdre Lyons
Richard & Sue Ann Masson
Joe & Jacqueline Murphy
Don Robinson
Bill Shively
Derek Vaughan
Fra Vaughan
Brian & Lori Wood
Misdee Wrigley Miller

Executive Director
Knox van Nagell, J.D.

Dear Chairman Owens and Planning Commission members,

My name is Knox van Nagell, and I am writing this letter on behalf of Fayette Alliance.

Founded in 2006, Fayette Alliance is a coalition of citizens dedicated to achieving sustainable growth in Lexington-Fayette County through land use advocacy, education, and promotion.

Through our efforts at government and beyond, Lexington can become the model for sustainable growth, by connecting and balancing its vibrant city with its unique and productive Bluegrass farmland.

In furtherance of this mission, Fayette Alliance **supports the Staff Alternative Text in re: ZOTA 2015-4: AMENDMENT TO ARTICLE 28-6(c):ALTERNATIVE BUILDING FEATURES IN THE MIXED-USE (MU) ZONES.**

The purpose of this text amendment is to alter the section related to "building features" in the Mixed Use (MU) zones of the Zoning Ordinance. According to the Staff Report, building features are the elements of a structure that give it character, such as windows; building materials; bump-outs, projections, or columns; front porches; and covered entrances.

Working with the applicant, the planning staff is proposing the following text amendment (text underlined indicated an addition to the existing Ordinance; text ~~dashed through~~ indicates a deletion):

28-6 Provisions Applicable to all Mixed Use Zones-shall be as follows:

28-6(c) Building Features- shall be as follows:

- (1) For every primary wall plane, ~~a-~~
 - a. A change of at least five (5) feet in depth and eight (8) feet in length shall be made for every 80 feet of length or fraction thereof, or
 - b. Implementation of a minimum of three of the following for every sixty (60) feet of length or fraction thereof:
 1. A change of at least one (1) foot in depth;



2. A change in wall height of at least two (2) feet;
 3. A change in exterior material type, style, color, finish or orientation;
 4. A minimum of twenty (20) percent of the ground floor building face shall be transparent glass, including windows and doors.
 - (2) For every side or rear wall plane, ~~a.~~
 - a. A change of at least eight (8) feet in length and five (5) feet in depth shall be made for every 100 feet in length, or
 - b. Implementation of a minimum of three of the following for every sixty (60) feet of length or fraction thereof:
 1. A change of at least one (1) foot in depth;
 2. A change in wall height of at least two (2) feet;
 3. A change in exterior material type, style, color, finish, or orientation;
 4. A minimum of twenty (20%) percent of the ground floor building face shall be transparent glass, including windows and doors.
 - (3) The primary wall plane shall provide at least one of the following features at ground level:
 - a. A balcony at least 4' x 5'
 - b. A bay window with at least a one-foot offset, containing a minimum of twenty (20) square feet.
 - c. A covered entrance at least 3' x 3'
 - d. A porch at least 4' x 6', with a floor at least twelve (12) inches above grade.
 - e. A recessed entrance at least 3' x 5'.
 - (4) At least ten percent (10%) of any building face shall be transparent glass, including windows and doors.

In short, these proposed changes maintain the 5-foot by 8-foot bump out or building projection requirements, while also allowing other solutions to create visual interest along walls in mixed-use developments. They also minimize encroachment into pedestrian spaces by reducing the minimum building projection requirements from five feet, to one foot—preventing blind spots and an inefficient use of land in these projects.

Bayer properties will use these revised standards to build “The Summit”, a \$92.5 million mixed-use “power center” located on the Fritz Farm, at the convergence of Nicholasville and Man ‘O War roads.

These revised standards will also facilitate other place-making, mixed-use development projects throughout the city of Lexington—improving the quality, function, and design of our built environment, which is essential to any successful sustainable growth strategy.

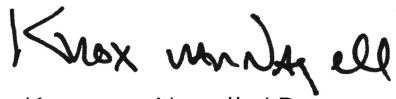
By promoting good, flexible design and efficiency in land use, Lexington will continue encourage successful mixed-use infill projects throughout the city, while alleviating pressure to expand development outward into our finite Bluegrass farmland for similar uses.

The staff alternative text is in agreement with Lexington’s governing land use authorities, including the 2001 Comprehensive Plan, the Goals and Objectives of the 2013 Comprehensive Plan, and the Infill Redevelopment Design Standards.

Therefore, we respectfully request you approve the Staff Alternative Text in ZOTA 2015-4.

Thank you for your consideration, and dedication to sustainably growing our city and promoting our farms in Lexington-Fayette County.

All my best,

A handwritten signature in black ink that reads "Knox van Nagell". The signature is written in a cursive, slightly slanted style.

Knox van Nagell, J.D.