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LFUCG Planning Commission
200 East Main Street
Lexington, KY 40507

November 19th, 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 MAR 2009-12 Petition for a Zone Map Amendment to Mixed Use Community (MU-3) zoning for 66.70 gross acres at 780, 790, and 1200 Red Mile Road.

Lexington Trots Breeders Association, LLC is initiating this zone change that, if approved, will facilitate the construction of a \$170 million mixed-used entertainment infill project at the Red Mile racetrack.

Ultimately, the application satisfies the statutory and substantive requirements for a MU-3 zone change, and it should be approved for the following reasons:

1. MU-3 zoning at the Red Mile meets the legal criteria for a zone change under KRS 100.213

Before any map amendment is granted, the Planning Commission must find that the zone change is “**in agreement with the adopted comprehensive plan**”... (KRS 100.213 (1)).

As you know, this application 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 Fayette Alliance also participated in this discussion.

During this process, the various stakeholders established the components and character of the mixed-use entertainment infill project. Specifically, it will include:

- 150 to 250 condominiums for young professionals;
- Over 300,000 square feet of retail and office space;
- A 130 - 150 room hotel;
- 15,000-25,000 square foot entertainment area; and
- Several amenities such as 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.

Accordingly, the applicant’s proposed MU-3 zone change and subsequent development at the Red Mile will establish residential land uses, supply underutilized land for commercial and residential mixed-uses inside Lexington’s Infill Redevelopment Area, and maintain existing Semi-Public land uses for its harness track, grandstand, and iconic Stable of Memories.

Therefore, the application expressly agrees with key Goals and Objectives of the 2007 Comprehensive Plan such as-

Goal 7: Support and Uphold the Urban Service Area concept and related growth management strategies;

Goal 8: Create strategies that enable and encourage appropriate infill and redevelopment of established developments and neighborhoods; and

Goal 13: Provide housing opportunities that meet the needs of all citizens

Further, it satisfies the recommendation that **“the Red Mile be reviewed through a small area plan with strong consideration for high density residential and mixed-use development... and semi-public use”**. (2007 Comprehensive Plan, Appendix, p. 290)

The MU-3 zone change proposal satisfies the legal criteria under KRS 100.213, and should be granted.

2. The proposed Red Mile project meets the locational criteria for the MU-3 zone, and substantively qualifies for said zoning.

As determined in the staff report,

“The Red Mile meets the locational criteria of the MU-3 zone. Besides having frontage on Red Mile Road, the subject property has been anticipated by the 2007 Comprehensive Plan (and its predecessors) for a commercial-residential mixed-use.

Together, these combine to make it eligible for MU-3 zoning. The appendix of the 2007 Comprehensive Plan clearly recommends, in addition, to consideration of the Small Area Plan (SAP), that there should a strong consideration for high-density residential and mixed-use at this location.

Since the Red Mile Development Plan was developed in lieu of a SAP, there is justification that the Red Mile property meets the locational criteria for an MU-3 zone. (Staff Report, p. 5)

Therefore, MU-3 is the appropriate zoning for the proposed uses and location of the Red Mile project, and should be granted.

For the aforementioned reasons, The Fayette Alliance asks that you recommend approval of MAR 2009-12 Petition for a Zone Map Amendment to Mixed Use Community (MU-3) zoning for 66.70 gross acres at 780, 790, and 1200 Red Mile Road.

TIF financing, a final development plan, and preliminary subdivision plan will be required before building begins—and we look forward to remaining engaged in the process to ensure that any technical issues, such as stormwater drainage, sanitary sewer capacity, and traffic engineering are resolved prior to construction.

The proposed zone change and infill project embraces 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—and we respectfully request your approval.

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

Knox van Nagell