



LEXINGTON - FAYETTE URBAN COUNTY GOVERNMENT
Department of Planning, Preservation & Development
Division of Planning

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

January 28, 2013

RE: Requested Zoning Change In Your Neighborhood - Including Your Property

Dear Property Owner:

This letter is to inform you that the Urban County Council has scheduled a public hearing on a zone change for property in your neighborhood, which includes your property. The Urban County Planning Commission held a public hearing on this matter on November 15, 2012 and recommended the establishment of a new Neighborhood Design Character Overlay (ND-1) zone to the Council.

In order to provide citizens with an opportunity to express their views supporting or opposing the requested zoning change, you are invited to attend the Council's public hearing. The date of the hearing is shown below. A legal advertisement will also be placed in the *Lexington Herald-Leader* seven (7) or more days prior to the public hearing.

The ND-1 Overlay zone would be added to the existing zoning of the property in your neighborhood. Therefore, it would not change the present zoning (or allowable uses) for those properties. The purpose of the ND-1 Overlay zone is to preserve and protect established neighborhoods.

At the end of this letter, a map indicates the area under consideration by the Council for ND-1 zoning. Other information about the general nature of the proposed zoning change, and the date of the scheduled public hearing, is indicated below.

The zone change location, the date and time of the public hearing, and other information are as follows:

1. **NAME OF ZONE CHANGE APPLICANT:** Urban County Planning Commission
2. **ADDRESS OF ZONE CHANGE APPLICANT:** 200 E. Main Street, Lexington, Kentucky 40507
3. **ZONE CHANGE LOCATION:** (See Map attached.)
1200-1280 Colonial Drive
4009-4021 John Alden Lane
4004-4025 Mayflower Lane
1228-1273 and 1290 Standish Way
2492-2516 Versailles Road (even addresses only)
4. **ZONE CHANGE REQUESTED:**
TO: Neighborhood Design Character Overlay (ND-1) Zone
52.68 ± Net (59.72 ± Gross) Acres

H O R S E C A P I T A L O F T H E W O R L D

PROPOSED STANDARDS:

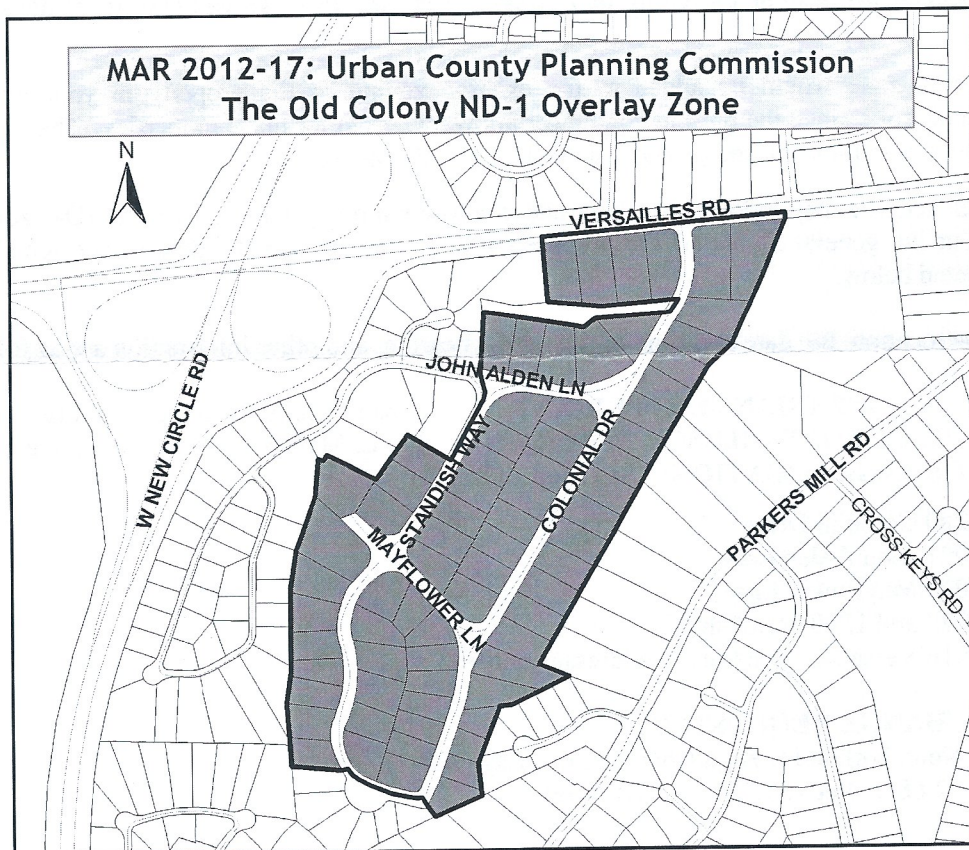
1. One new accessory structure, not exceeding a maximum of 180 sq. ft. with a 12 ft. maximum roof height limitation, shall be permitted to be located and constructed in the rear yard area of each home.
2. No new front yard fences or freestanding walls shall be permitted, with the exception of those homes fronting on Versailles Road.
 - i. Retaining walls shall be permitted on all properties, subject to a maximum height of 18 inches above the unbalanced fill in the front yard.
3. Lot coverage shall be limited to a maximum of 25%.

5. **DATE OF PUBLIC HEARING:** March 5, 2013

6. **TIME & LOCATION OF PUBLIC HEARING:**
6:00 P.M., Council Chamber, 2nd Floor
Urban County Government Building
200 E. Main Street, Lexington, Kentucky

If you desire any additional information regarding this matter, please contact any member of the Planning Commission's staff at 101 E. Vine Street, 7th Floor, or call 258-3160 during regular office hours.

Sincerely,
URBAN COUNTY PLANNING COMMISSION
By: LFUCG Division of Planning
Planning Services Section



H O R S E C A P I T A L O F T H E W O R L D