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Urban County Planning Commission  
Phoenix Building  
101 E. Vine St.  
7<sup>th</sup> Floor  
Lexington, KY 40507

Dear Commission Members,

As the representative body for The Palomar Hills Community Association (PCHA), we respectfully submit our comment regarding The Fountains at Palomar, LLC development proposed to be located at 3801, 3901 and 3955 Harrodsburg Road (PLN-MAR-18-00004).

PCHA is among Lexington's premier residential neighborhoods and our residents are hopeful that any new development in the area would make a positive contribution to the quality of life of the surrounding area, promote walkability and offer choices that compliment what is currently available. We greatly appreciate the developer's efforts to communicate with the Board and residents to address concerns, particularly of those with property directly adjacent to the proposed development. It is our determination that this proposed development plan represents the most compatible potential use for the subject property.

Two aspects of this development plan are key to PHCA's support. First, the developers' desire to allow only non-vehicular access to Glade Lane. Additionally, the developer's intention not to include high-density residential within this development.

Glades Lane was not originally designed to accommodate the amount of two-way traffic that would be associated with a development of this scope. The width of the entry point into Palomar could not reasonably be expected to handle commercial traffic. The widening necessary to allow such volume through the remainder of the route to Lyon Drive would not be feasible due the proximity of the residences to the existing sidewalks and curbs. Providing for pedestrian and bike access to Glades Lane would be compatible with our residents' desire for a more walkable community.

We also support the developer's plan for this to be property to be exclusively commercial. Including high-density residential units would exacerbate current traffic congestion during peak commuting hours. Additionally, inclusion of such a residential component would undoubtedly increase non-resident activity in PCHA common areas, which were designed to accommodate our current resident population. Without a park of their own, residents of such a development would look to our park as an added amenity for their use. We already have a persistent problem of non-residents driving to our park to fish in our lake, disregarding "No Fishing" signs. This has led to several confrontations resulting in calls to local law enforcement authorities and consideration of additional security costs.

PHCA would like to express our gratitude for the effort the developer and their representatives have made to communicate their intentions and to address our concerns. We look forward to continuing to work with them to ensure this development improves the quality life for our residents and becomes an outstanding addition to our city.

Thank you for your consideration of our position.

Sincerely,  
Board of Directors  
Palomar Hills Neighborhood Association

Cc, 10th District Councilwoman Amanda Mays Bledsoe  
Palomar Hills Residents