

## GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

**1. ADDRESS INFORMATION (Name, Address, City/State/Zip & PHONE NO.)**

|            |   |
|------------|---|
| APPLICANT: | Lexington Vein & Aesthetic Center, P.L.L.C., 1055 Dove Run Road, Suite 150, Lexington, KY 40502                         |
| OWNER:     | Gene P. Carroll and Lois P. Carroll, 3116 Harrodsburg Road, Lexington, KY 40503   |
| ATTORNEY:  | Richard V. Murphy, Murphy & Clendenen, PLLC, 250 West Main Street, Suite 2510, Lexington, Kentucky 40507, (859)233-9811 |

**2. ADDRESS OF APPLICANT'S PROPERTY (Please attach Legal Description)**

|                       |
|-----------------------|
| 3116 Harrodsburg Road |
|-----------------------|

**3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed--same format.)**

| Existing |       | Requested |                | Acreage |        |
|----------|-------|-----------|----------------|---------|--------|
| Zoning   | Use   | Zoning    | Use            | Net     | Gross  |
| R-1B     | House | P-1       | Medical Office | 0.6610  | 1.0641 |
|          |       |           |                |         |        |
|          |       |           |                |         |        |

**4. SURROUNDING PROPERTY, ZONING & USE**

| Property | Use                                      | Zoning |
|----------|--|--------|
| North    | Harrodsburg Road and single family homes | R-1C   |
| East     | Masonic Lodge                            | R-1B   |
| South    | Masonic Lodge                            | R-1B   |
| West     | Single family homes                      | R-3    |

**5. EXISTING CONDITIONS**

|  |  |
|--|--|
| a. Are there any existing dwelling units on this property that will be removed if this application is approved?  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                |
| b. Have any such dwelling units been present on the subject property in the past 12 months?  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                |
| c. Are these units currently occupied by households earning under 40 % of the median income?<br>If yes, how many units?<br>If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing. | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>_____ Units |

**6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)**

|                       |  |  |   |   |
|-----------------------|--|--|---|---|
| Roads                 | <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> To be constructed by            | <input type="checkbox"/> Developer            | <input type="checkbox"/> Other  |
| Storm Sewers          | <input type="checkbox"/> Existing            | <input checked="" type="checkbox"/> To be constructed by | <input checked="" type="checkbox"/> Developer | <input type="checkbox"/> Other  |
| Sanitary Sewers       | <input checked="" type="checkbox"/> Existing | <input type="checkbox"/> To be constructed by            | <input type="checkbox"/> Developer            | <input type="checkbox"/> Other  |
| Curb/Gutter/Sidewalks | <input type="checkbox"/> Existing            | <input type="checkbox"/> To be constructed by            | <input type="checkbox"/> Developer            | <input type="checkbox"/> Other  |
| Refuse Collection     | <input type="checkbox"/> LFUCG               | <input checked="" type="checkbox"/> Other                |   |   |
| Utilities             | <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> Gas                  | <input checked="" type="checkbox"/> Water     | <input checked="" type="checkbox"/> Phone <input checked="" type="checkbox"/> Cable |

**7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)**

|               |  |   |  |
|---------------|--|---|--|
| This is in... | <input checked="" type="checkbox"/> in agreement with the Comp. Plan | <input checked="" type="checkbox"/> more appropriate than the existing zoning | <input type="checkbox"/> due to unanticipated changes. |
|---------------|--|---|--|

**8. APPLICANT/OWNER SIGNS THIS CERTIFICATION**

|  |                      |
|--|----------------------|
| I do hereby certify that to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate. I further certify that I am <input type="checkbox"/> OWNER or <input checked="" type="checkbox"/> HOLDER of an agreement to purchase this property since October 15, 2013. |                      |
| APPLICANT <u>Richard V. Murphy, atty. for applicant</u>  | DATE <u>2/3/2014</u> |
| OWNER _____  | DATE _____           |

7. Statement of Justification

The applicant, Lexington Vein & Aesthetic Center, PLLC, is requesting your approval for a zone change from the single family (R-1B) zone to the professional office (P-1) zone for 0.6610 net acre located at 3116 Harrodsburg Road.

The subject property is located on a service road which parallels Harrodsburg Road. Its neighbors to the east are a masonic lodge and a fire station.

This property was part of the study of the Indian Hills Small Area Plan which was adopted by this Planning Commission in 2003. After extensive study of the area, it was recommended that this property be designated for professional services. We propose a medical building, which, of course, is in agreement with the professional services designation.

The proposal is in agreement with the Comprehensive Plan. In addition, the R-1B zoning designation is no longer appropriate for the property and the P-1 zoning designation is appropriate for the property, for the following reasons:

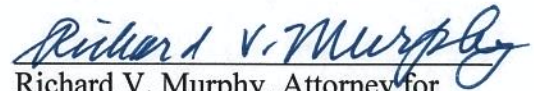
The 2003 Indian Hills Small Area Plan recommends professional services for this property. That plan recognizes that Harrodsburg Road is a residential and professional office corridor. The plan states that there is a high concentration of management and professional people living in the area, and it makes sense to have professional office zoning to accommodate this concentration. The Small Area Plan mentions that the level of sound from Harrodsburg Road makes it difficult to maintain a single family house which is oriented to Harrodsburg Road. This proposal complies with a number of specific recommendations made by the Small Area Plan: all required parking is contained on this lot; we have heavy landscaping along the south border, which is adjacent to single family homes; there will be onsite stormwater detention.

The 2007 Comprehensive Plan land use map recommended professional services use for this property.

The 2013 Comprehensive Plan also supports professional office use for this property. The Goals & Objectives (A.2.) supports infill and redevelopment throughout the urban service area as a strategic component of growth. The plan calls for strengthening efforts to develop a variety of job opportunities that lead to prosperity for all (C.1.a.). The plan calls for promotion of small businesses and healthcare entities (C.2.b and D.2.b). In Chapter 5, Creating Jobs and Prosperity, the 2013 Plan advocates appropriate employment opportunities near neighborhoods (Page 74). Growth in the healthcare sector is especially emphasized (Page 78). Re-development is advocated as a strategic component of growth (Page 97).

This property is at the end of the access road, which is shared with the masonic lodge and the fire station. There are no other residential uses on the service road. The property is surrounded on the east and north by the masonic lodge, on the west by Harrodsburg Road, a four-lane divided highway, and on the south by single family residential. There is extensive screening next to the single family residential, and there is no vehicular access between the single family residential and this property.

Thank you for your consideration of this zone change request.

  
Richard V. Murphy, Attorney for  
Applicant

Gene P. Carroll  
Lois P. Carroll  
3116 Harrodsburg Road  
Lexington, Kentucky 40503

February 3, 2014

Members of the Planning Commission  
101 East Vine Street  
Lexington, Kentucky 40507

Re: 3116 Harrodsburg Road  
Lexington, Kentucky 40503

Dear Members of the Planning Commission:

We are the owners of the property at 3116 Harrodsburg Road. We hereby give permission for the submittal of a zone change application to the P-1 zone for this property.

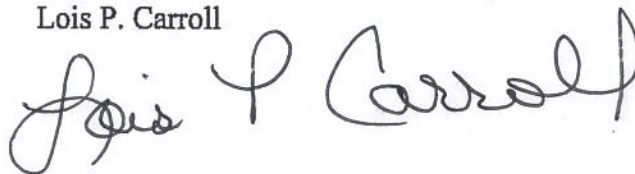
Thank you.

Sincerely,

Gene P. Carroll



Lois P. Carroll



**LEGAL DESCRIPTION**

Lot 16 of The Indian Hills Subdivision (P.C. C, Sl. 219).

**Zone Change from R-1B to P-1**

for

Lexington Vein Center, PLLC  
3116 Harrodsburg Road (US-68),  
Lexington, Fayette County, Kentucky

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying on the southeast side of Harrodsburg Road (US-68) approximately 600 feet southwest of Arrowhead Drive and more particularly described as:

BEGINNING at a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the southeast right-of-way of Harrodsburg Road, said point being approximately 710' southwest of the south intersection of Harrodsburg Road and Arrowhead Drive rights-of-way, and said point having Kentucky State Plane Coordinates of E(X)=1,551,269.12', N(Y)=185,974.30' (NAD 83, KY North Zone, US Survey Feet); thence through the right-of-way, North 53°20'43" West a distance of 92.81 feet to a point in the centerline of Harrodsburg Road; thence with the centerline of Harrodsburg Road, North 51°46'07" East a distance of 205.35 feet to a point; thence leaving the centerline, South 37°03'50" East a distance of 93.27 feet to a point in the southeast right-of-way of Harrodsburg Road, said point being witnessed by a 5/8" diameter rebar found North 87°06'57" East a distance of 0.44 feet from the point, said point being a corner to Trustees of Lexington Lodge #1 F & AM property (Deed Book 2240, Page 232 - Plat Cabinet L, Slide 858); thence with the southwest line of the aforementioned Lexington Lodge #1 for 2 (two) calls:

South 37°03'50" East a distance of 190.00 feet to a Pinched Pipe (found); thence

South 52°56'10" West a distance of 123.80 feet to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the northeast line of the Rabbit Run Subdivision (Unit Two - Plat Cabinet J, Slide 267); thence with the line of the aforementioned Rabbit Run Subdivision, North 53°20'43" West a distance of 197.94 feet to a 24" long, 5/8" diameter rebar with surveyor's

cap (PLS 3350); which is the Point of Beginning, having a Gross area of 46,354.2 square feet or 1.0641 acres and a Net area of 28,793.5 square feet or 0.6610 Acre.

The bearings shown hereon are based on Kentucky State Plane Grid North, North American Datum of 1983 (NAD'83). Particularly, the coordinates are based on a GNSS survey w/Trimble R8 receiver and utilizing Continuously Operating Reference Station (CORS) "KYTG", having a point designation of "KY HWY DIST 7 CORS ARP" and having geographic coordinates of N 38° 04' 31.96484", W 084° 29' 31.91127" and Kentucky State Plane Coordinates (North Zone, NAD 83) of N=209,682.94', E=1,570,696.89'. =1026.060.

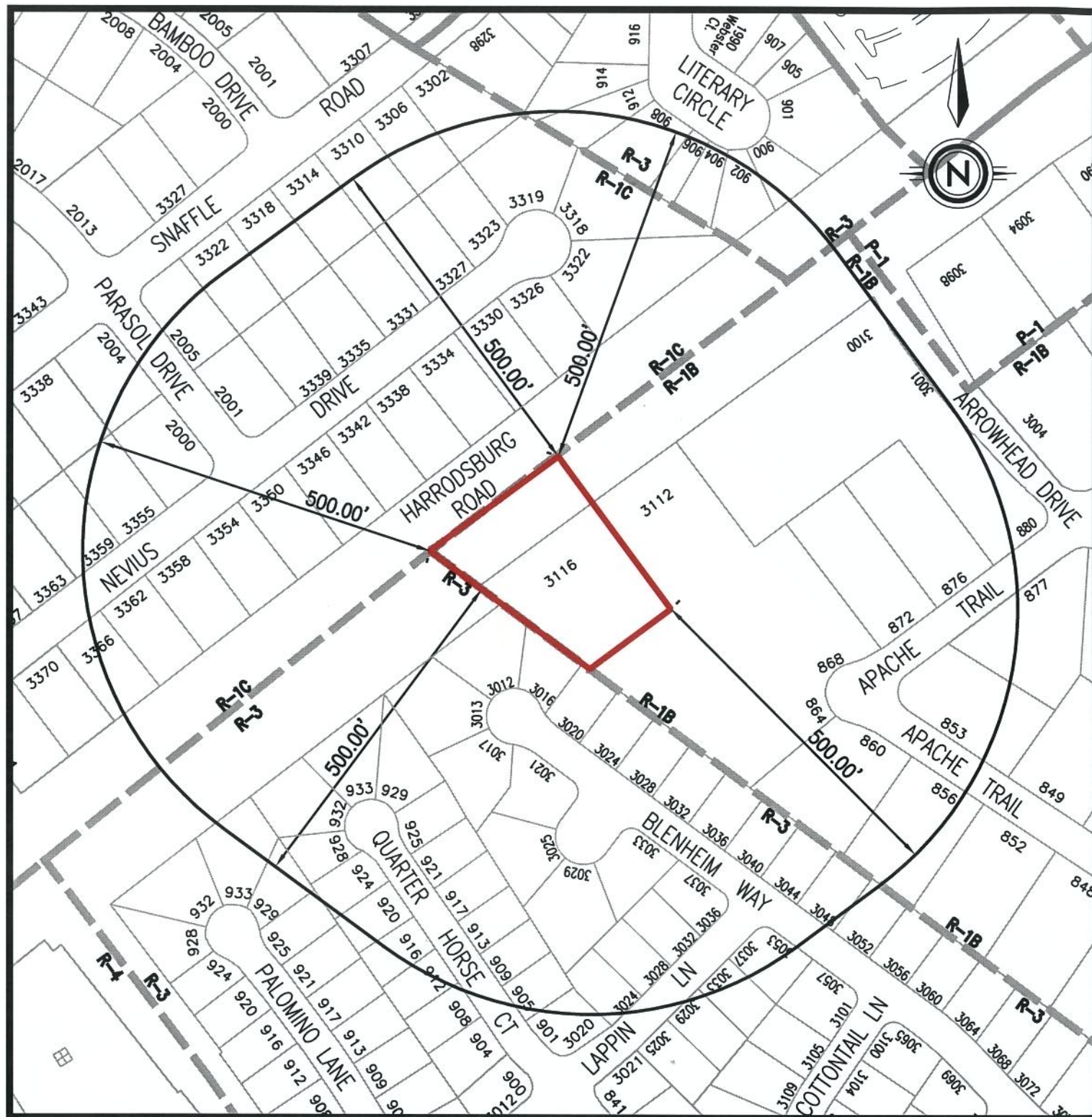
The description above being based on an actual ground survey of the property conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding on January 24, 2014.



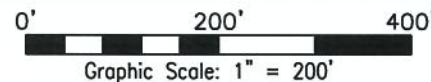
A handwritten signature in black ink, appearing to read "K. Phillips", written over a horizontal line.

Kevin M. Phillips (PLS 3350)  
Endris Engineering, PSC  
771 Enterprise Drive  
Lexington, KY 40510

01-31-2014  
Date



NOTIFICATION AREA MAP



**WHEAT & LADENBURGER**  
212 NORTH UPPER STREET, LEXINGTON, KENTUCKY

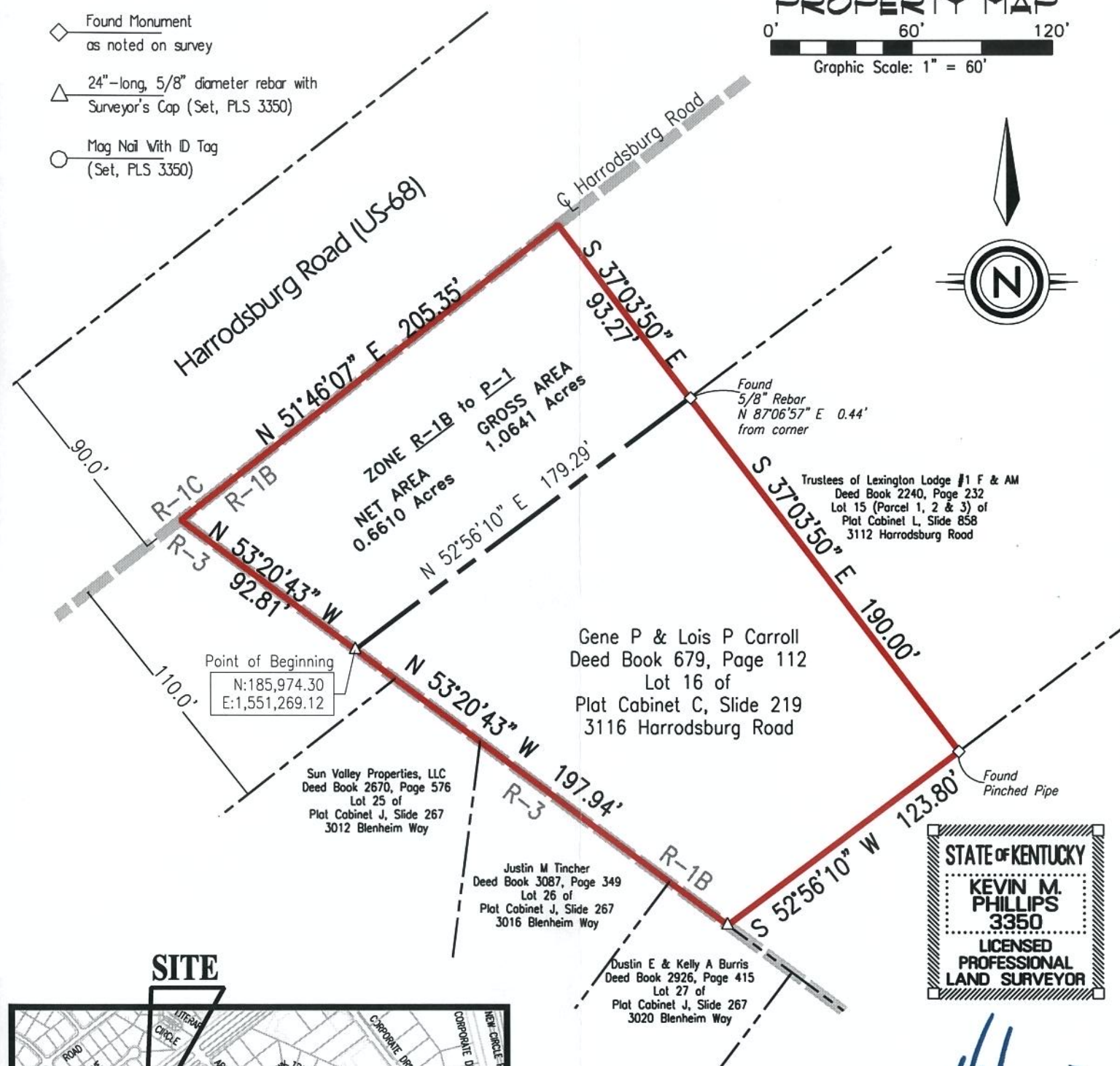
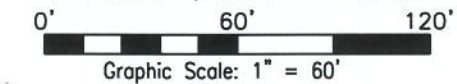
PREPARED BY:



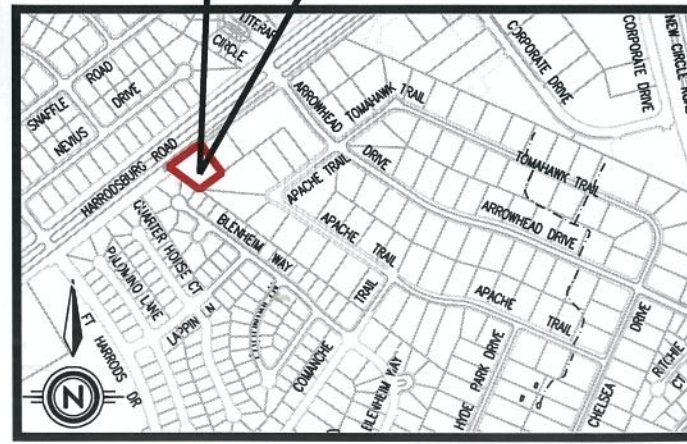
**LEGEND**

- ◊ Found Monument as noted on survey
- △ 24"-long, 5/8" diameter rebar with Surveyor's Cap (Set, PLS 3350)
- Mag Nail With ID Tag (Set, PLS 3350)

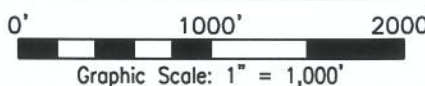
**PROPERTY MAP**



**SITE**



VICINITY MAP



STATE OF KENTUCKY  
**KEVIN M. PHILLIPS**  
3350  
LICENSED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
02-07-2014

| FROM | TO  | NET          | GROSS        |
|------|-----|--------------|--------------|
| R-1B | P-1 | 0.6610 Acres | 1.0641 Acres |

TITLE: Lot 16 of The Indian Hills Subdivision - Unit One (P.C. C, Sl. 219)  
ADDRESS: 3116 Harrodsburg Road - Lexington - KY  
APPLICANT: Lexington Vein Center, PLLC  
OWNER: Gene P & Lois P Carroll  
DATE FILED OR AMENDED: February 7, 2014