

GENERAL INFORMATION

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

APPLICANT:	RML Construction, LLP 859-268-1191 3609 Walden Drive, Lexington, KY 40517
OWNER:	Odell Vanderpool 836 Campbell Lane, Lexington, KY 40509
ATTORNEY:	Richard Murphy (859) 233-9811 250 West Main Street, Suite 2510, Lexington, Kentucky 40507

2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)

836 Campbell Lane, Lexington, KY 40509

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

Zoning	Existing Use	Zoning	Requested Use	Net Acreage	Gross
R-1D	Storage	R-4	Apartment	0.31	0.38

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Apartments & Vacant	R-4
East	Apartments	R-3
South	Single Family	R-1D
West	Single Family & Vacant	R-1D & R-4

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Are these units currently occupied by households earning under <u>40%</u> of the median income? If yes, how many units? 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 * ___ 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 type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Refuse Collection	<input checked="" type="checkbox"/> LFUCG	<input 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

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

This is in... in agreement with the Comp. Plan more appropriate than the existing zoning due to anticipated changes

7. 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 OWNER or HOLDER of an agreement to purchase this property since 10-2-15.

APPLICANT [Signature] DATE 11-24-15

OWNER _____ DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

Odell Vanderpool
836 Campbell Lane
Lexington, Kentucky 40509

November 20, 2015

Lexington-Fayette Urban County Planning Commission
101 East Vine Street, 7th Floor
Lexington, KY 40507

Re: 836 Campbell Lane

Dear Members of the Planning Commission:

I am the owner of the property at 836 Campbell Lane.

I hereby give permission to RML Construction, LLP, or a related entity, to apply for a zone change to the R-3 or R-4 zone on this property.

Sincerely,



Odell Vanderpool

7. Justification for requested change.


The Applicant, RML Construction LLP, an affiliate of Ball Homes, is requesting a zone change for 0.31 acres from the R-1D to the R-4 zone at 836 Campbell Lane.

This one-third acre parcel is adjacent to the property which was the subject of a zone change application which this Planning Commission heard on October 22, 2015.

The subject property application will be a part of the existing multi-family development project which the applicant owns and operates. It is totally consistent with recent development in the area.

This requested rezoning to a high-density apartment (R-4) zone is in agreement with the 2013 Comprehensive Plan because the Goals & Objectives and policy statements of the Plan encourage the consideration of how proposals relate to existing development in the immediate vicinity, and focus on protecting neighborhoods and residential areas from incompatible land uses. A neighborhood node already exists at Man-O-War Boulevard and Liberty Road, which will be expanded with this rezoning to R-4. Also, the Comprehensive Plan encourages the placement of residential land and development nearest to parks and greenways to ensure that they are utilized to the highest extent possible. This property will have access to the Brighton Trail, which is planned for the former railroad line north of the property. Also, this request is consistent with the recently approved zone change for the adjacent property on Liberty Road.

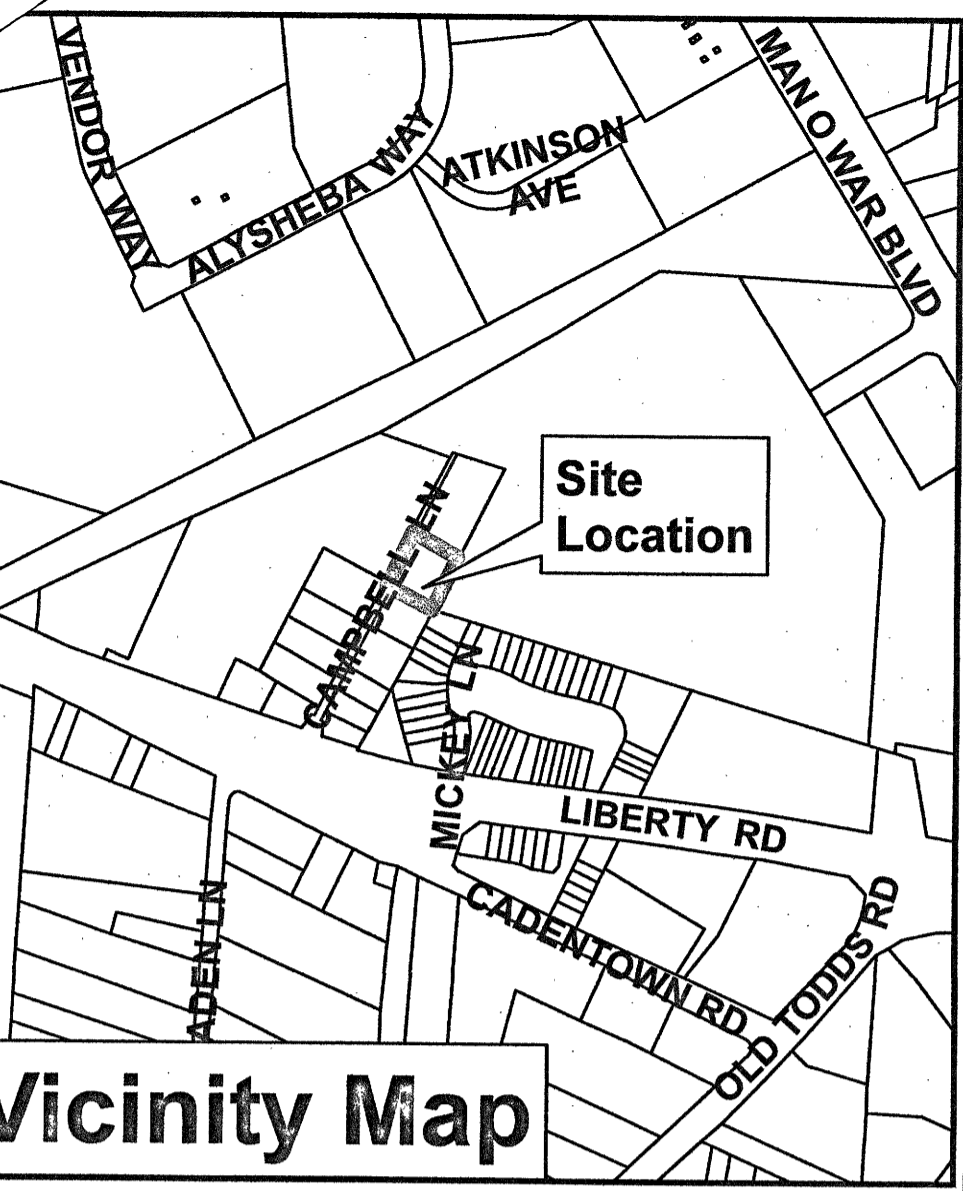
Thank you for your consideration of this zone change request.


RICHARD V. MURPHY
Attorney for Applicant

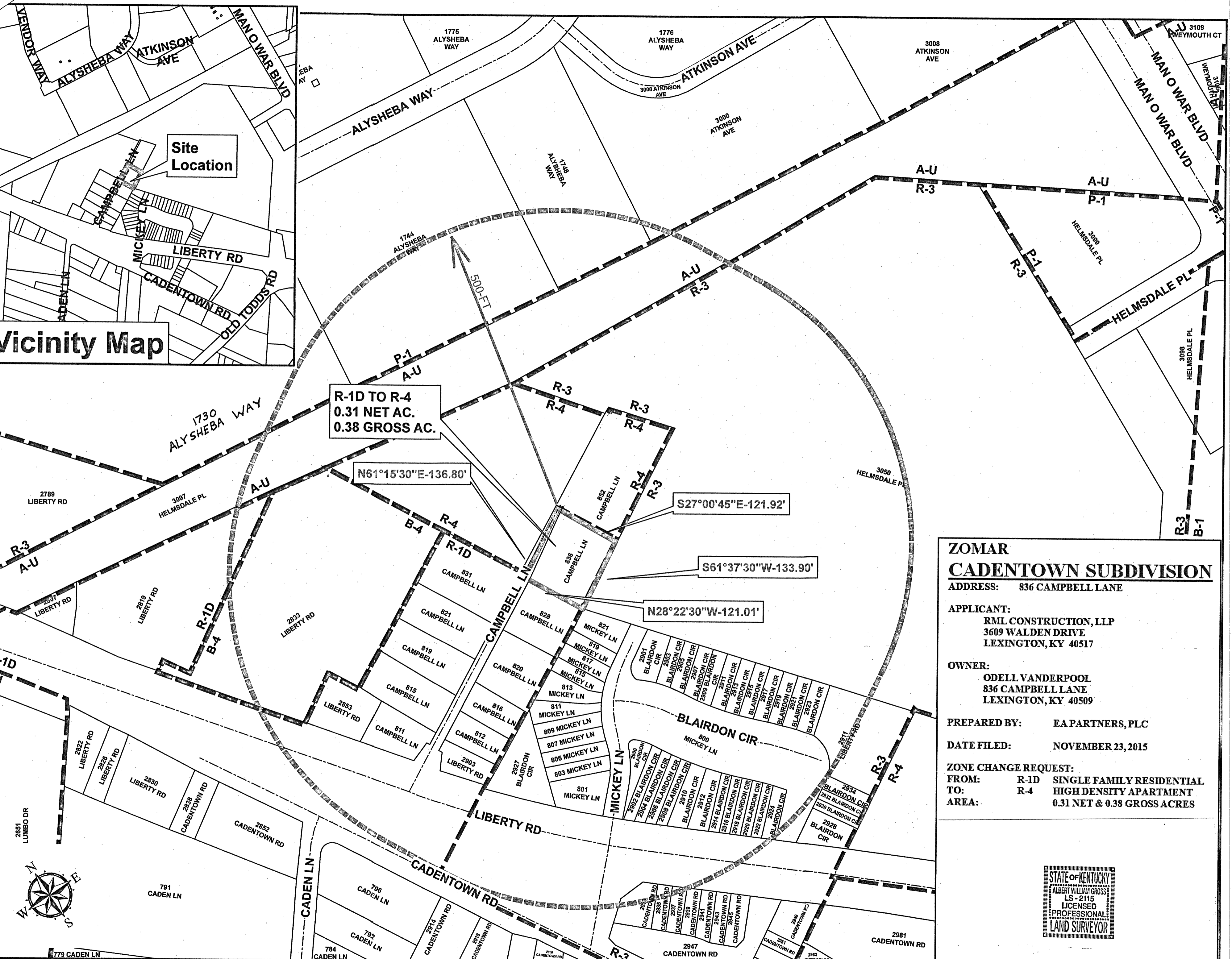
ODELL VANDERPOOL PROPERTY
836 Campbell Lane
Lexington, Fayette County, Kentucky
Zone Change from R-1D to R-4

A TRACT OF LAND SITUATED ADJACENT TO AND SOUTH OF CAMPBELL LANE IN SOUTHEAST LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the northeastern property corner of Lot 11 (known as 821 Mickey Lane) of Caden Landing (a.k.a. Kennedy Landing) Section One as recorded in Plat Cabinet "L", Slide 682 in the Fayette County Clerk's Office; thence North 25 degrees 29 minutes 29 seconds West, 121.16 feet to a point in the centerline of Campbell Lane, said point being **THE TRUE POINT OF BEGINNING**; thence with said centerline North 61 degrees 15 minutes 30 seconds East, 136.80 feet to a point; thence leaving said centerline South 27 degrees 00 minutes 45 seconds East, 121.92 feet to a point; thence South 61 degrees 37 minutes 30 seconds West, 133.90 feet to a point; thence North 28 degrees 22 minutes 30 seconds West, 121.01 feet to **THE POINT OF BEGINNING** and containing 0.38 acres (gross) and 0.31 acres (net).



Vicinity Map



**R-1D TO R-4
0.31 NET AC.
0.38 GROSS AC.**

N61°15'30"E-136.80'

S27°00'45"E-121.92'

S61°37'30"W-133.90'

N28°22'30"W-121.01'

ZOMAR
CADENTOWN SUBDIVISION
 ADDRESS: 836 CAMPBELL LANE

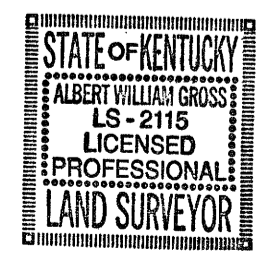
APPLICANT:
 RML CONSTRUCTION, LLP
 3609 WALDEN DRIVE
 LEXINGTON, KY 40517

OWNER:
 ODELL VANDERPOOL
 836 CAMPBELL LANE
 LEXINGTON, KY 40509

PREPARED BY: EA PARTNERS, PLC

DATE FILED: NOVEMBER 23, 2015

ZONE CHANGE REQUEST:
 FROM: R-1D SINGLE FAMILY RESIDENTIAL
 TO: R-4 HIGH DENSITY APARTMENT
 AREA: 0.31 NET & 0.38 GROSS ACRES



Notification Map

