

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Boardman Company LLC PO Box 22535; Lexington, KY 40522
OWNER:	Same as Applicant
ATTORNEY:	Stites & Harbison PLLC; Charlotte Turner McCoy 250 West Main Street, Suite 2300; Lexington, KY 40507

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

232 Waller Avenue

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
P-1	Office & Multifamily Residential	R-3	Multifamily Residential	0.530 Ac.	0.845 Ac

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Student Housing	R-2
East	Student Housing	R-2
South	Single Family Residential	R-1C
West	Norfolk Southern Railroad & Professional Office	P-1

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 type="checkbox"/> NO
c. Are these units currently occupied by households earning under 40 % 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 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 checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input 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 checked="" 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... in agreement with the Comp. Plan more appropriate than the existing zoning 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 OWNER or HOLDER of an agreement to purchase this property since _____.

APPLICANT  DATE 10/6/14

OWNER same as Applicant DATE 10/6/14

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

JUSTIFICATION STATEMENT
232 Waller Avenue, Lexington, KY

The owner of 232 Waller Avenue, Lexington, Kentucky ("Property"), Boardman Company, LLC ("Owner"), is requesting that the zoning designation of the Property be changed from P-1 (Professional Office) to R-3 (Multifamily Residential).

The Property is located along Waller Avenue between the University of Kentucky and the Norfolk Southern Railroad track, in a neighborhood that is predominately student rental housing. It is the last building prior to the railroad tract and the only one on the University side of the railroad tract to be zoned something other than for residential purposes. It is a three story brick building, which has professional office space on the first floor and residential apartments on the second and third floors. The residential apartments are currently leased to University students. Until recently the professional office space was leased to a medical supplies company, who used it as extra office space and for the storage of medical equipment. Since the tenant vacated the premises the Owner has been unable to replace the tenant.

It is apparent to the Owner that the professional office space on the first floor is incompatible with the residential apartments located on the second and third floor and surrounding neighborhood, and the Owner would like to convert the professional office space into residential apartments similar to those located on the second and third floors. No change in the footprint of the building or size of the parking lot will be needed for such a conversion. The neighborhood is predominately populated by University students, who's hours and habits differ greatly from that of professional office occupants, thus rendering the current professional office zoning inappropriate. Additionally, there is ample professional office space on the other side of the railroad tracts between the tracts and Harrodsburg Road, with plenty of capacity and a better environment for professional offices.

A zone designation of R-3 is a more appropriate use of the Property and is consistent with the goals of the 2013 Comprehensive Plan. It expands housing options in the area located between the University of Kentucky and the healthcare and business corridor on Harrodsburg Road. It is a redevelopment of empty office space in an existing building within the urban service area which does not require expansion of the facilities to a use that is more consistent with the existing neighborhood.

LEGAL DESCRIPTION

BOARDMAN COMPANY, LLC
ZONE CHANGE FROM P-1 TO R-3
232 WALLER AVENUE
LEXINGTON, FAYETTE COUNTY, KENTUCKY

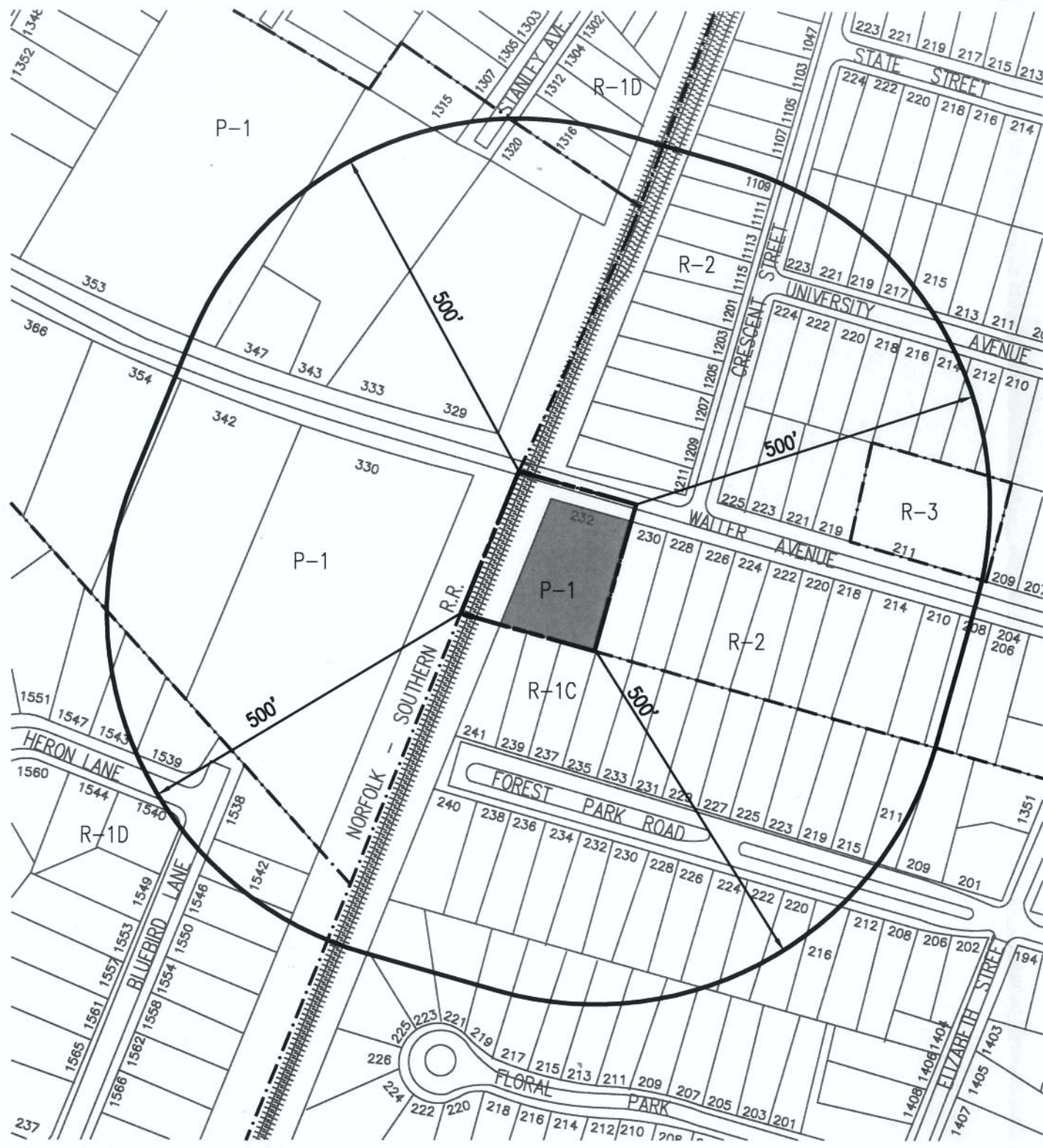
A TRACT OF LAND SITUATED SOUTH OF WALLER AVENUE IN LEXINGTON, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WALLER AVENUE, SAID POINT BEING IN LINE WITH THE EAST PROPERTY LINE OF 232 WALLER AVENUE, THENCE S21°11'53"E 213.50', TO A POINT; THENCE N68°48'07"W 185.89', TO A POINT IN THE CENTER OF THE NORFOLK AND SOUTHERN RAILROAD; THENCE WITH CENTER OF SAID RAILROAD, N28°25'54"E 215.21', TO A POINT IN THE CENTER OF SAID RAILROAD AND IN THE CENTER OF WALLER AVENUE; THENCE WITH THE CENTER OF WALLER AVENUE, S68°48'07"E 158.79' TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 0.845 ACRES AND A NET AREA OF 0.530 ACRES.

THIS DESCRIPTION PREPARED BY BUDDY J. SMYTH, PLS 2374 FROM A SURVEY CONDUCTED BY OTHERS.



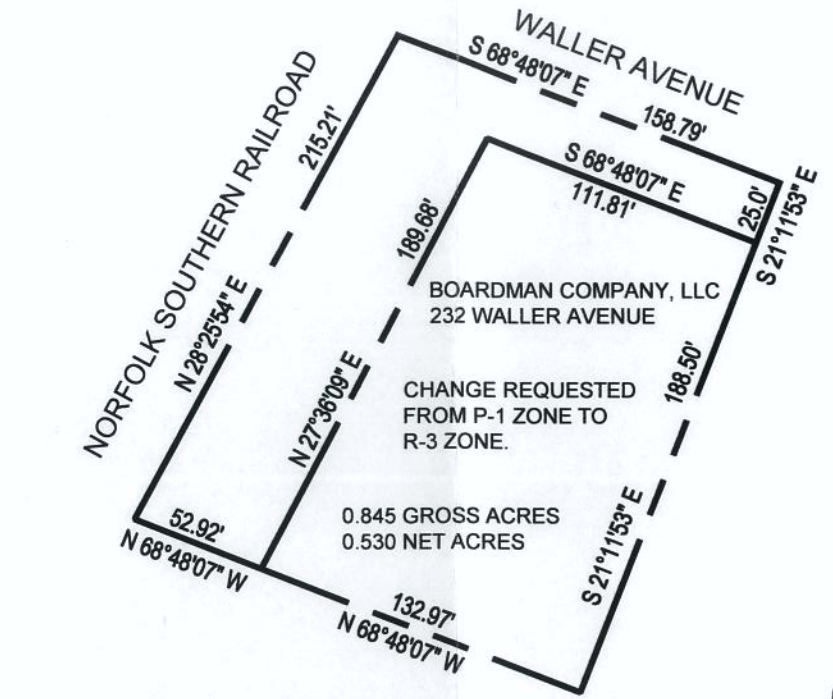
Architecture
Interior Design
Engineering
Landscape Architecture
a: 400 East Vine Street
Suite 400
Lexington, Kentucky 40507
o: (659) 254-6623
f: (659) 259-1877
w: <http://www.cmwae.com>



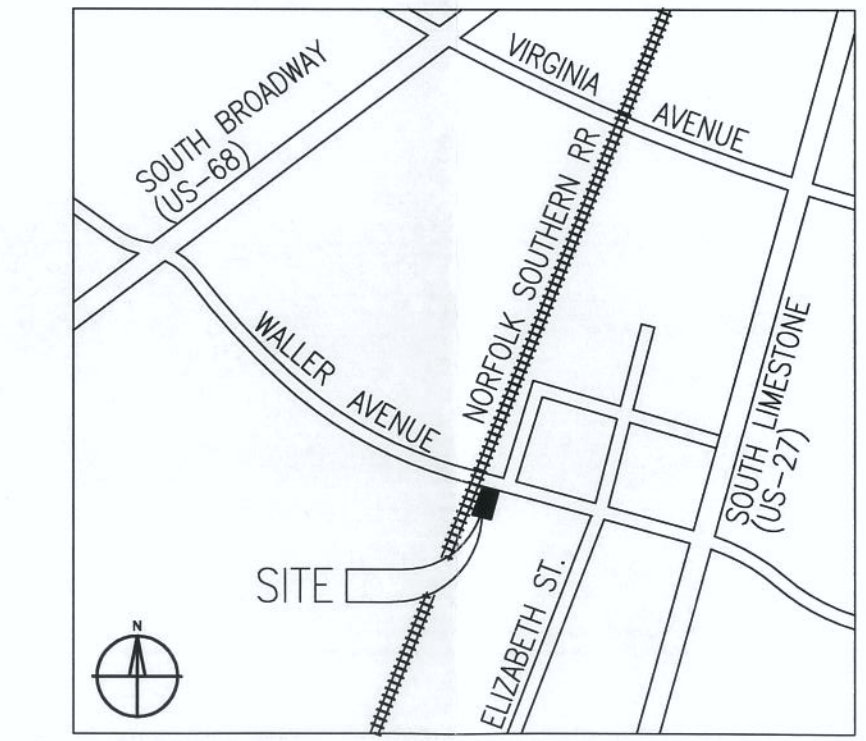
NOTIFICATION AREA MAP
1"=200'

STATE OF KENTUCKY
BUDDY JOE SMYTH
2374
LICENSED PROFESSIONAL LAND SURVEYOR
Buddy J Smyth

TITLE: BOARDMAN COMPANY LLC	FROM	TO	NET	GROSS
PROPERTY ADDRESS: 232 WALLER AVENUE	P-1	R-3	0.530 Ac	0.845 Ac
APPLICANT NAME/ADDRESS: BOARDMAN COMPANY LLC PO BOX 22535 LEXINGTON, KY 40522				
OWNER: SAME				
PREPARED BY: CMW INC. 400 E. VINE ST. LEX KY 40507				
DATE FILED OR AMENDED: 10/06/14	TOTAL		0.530 Ac	0.845 Ac



PROPERTY MAP
1"=75'



VICINITY MAP
NTS

PROPERTY INFORMATION MAP
BOARDMAN COMPANY, LLC
232 WALLER AVENUE
LEXINGTON, KENTUCKY

Issue Date: 10/2014	
Drawn By: ---	
Checked By: ---	
Revisions:	
Mark	Date
Project Number 14053.01	
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C-802	

XRefs: A-FP02 vic_mcp