

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

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

APPLICANT: Jake Riordan 861 Corporate Drive, Lexington, KY 40503 (859) 333-3333  
OWNER: Glenda C. Mazurka TTE & Glenda Mazurka REV. LIV. TRUST, 3501 Lyon Dr., Lexington, KY 40513  
ATTORNEY: N/A

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

1501, 1505, 1509, 1509 Versailles Road and 105 Delmont Drive

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
MU-2	Residential & Vacant	B-1	Commercial	0.964	1.235

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

Property	Use	Zoning
North	Residential	R-3/R-1C
East	Commercial	B-1
South	Commercial	B-1
West	Residential	R-4

**5. EXISTING CONDITIONS**

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

**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 PR \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
LFUCG EMPLOYEE/OFFICER, if applicable \_\_\_\_\_ DATE \_\_\_\_\_



## **Section 7: (Justification For Requested Zone Change)**

This is more appropriate than the existing zoning for the following reasons:

The Applicant, Jake Riordan , is requesting a zone change from Mixed - Use 2: "Neighborhood Corridor Zone" Zone, 0.964 Acres (Net), 1.235 Acres (Gross) to B-1 "Neighborhood Business" Zone. The properties are located at 1501 – 1509 Versailles Rd.

The property fronts along Versailles Rd. for 210 LF and along Delmont Dr. for 200 LF. Directly to the West, the property is adjoined by Christian Towers, a subsidized adult assisted living facility. Directly to the North, the property is adjoined by 105 Delmont Dr. which is rental property not owner occupied. Directly to the East and across Delmont are two abandoned apartment buildings owned by the Bank. Directly to the South and across Versailles Rd. is Days Motel.

In 2005, the property was rezoned from B-1 "Neighborhood Business" Zone to Mixed – Use 2: "Neighborhood Corridor Zone" Zone. At that time, the owner wanted to construct some type of retail with apartment units above. Since this time the owner came to the realization that there is not a market for this type of development in this part of Lexington. Other better suited areas in Lexington have tried similar developments and none have been successful. In order for Mixed Use to work it requires an extremely dense population and this area does not provide this therefore it cannot support it.

The B-1 "Neighborhood Business" Zone requires that buildings be set back between a minimum of 10 feet and a maximum of 20 feet from the right of way of Versailles Rd. Versailles Rd. is a Gateway Rd. entering Lexington. It is a very busy highway averaging between 20,000 and 24,000 vehicles per day. Versailles Rd. is a four lane state highway with a center turning lane. Versailles Rd. also has a large number of pedestrians walking up and down it. Because of this, it is safer to set buildings farther back to insure safe sight distances are met and that buildings are not obstructing the views of drivers as they are leaving businesses or side roads and entering Versailles Rd.

This zone change is in agreement with the 2013 Comprehensive Plan. Under Theme "A" Growing Successful Neighborhoods, the comprehensive plan emphasizes the need to allow businesses expansion but within the current urban service area boundary. Goal A.2.A states to identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible. This proposal will redevelop underutilized and distressed properties while maximizing the properties potential. The existing buildings are older houses that have been converted to commercial or residential use. This type construction limits the commercial uses to a niche such as professional offices. This area does not present itself as desirable for professional office users. Typical businesses in the immediate area include Restaurants, Motel, Food Market, Electric Appliance Repair, Churches, Sign Companies, Auto Parts, Tire Stores, Restaurant Equipment Sales and many more.



Additionally under Goal A.3.B, this development will strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation. This development resides adjacent to two apartment communities. Existing Roadways and sidewalks provide opportunity for safe travel between the apartments and our proposed retail store for both pedestrian and vehicular traffic. Additionally this development is along City Bus routes and Versailles Road is a major gateway road in and out of Lexington.

Under Theme "C" this development relates to Creating Jobs and Prosperity. This development proposes a new 12,000 SF +/- Retail Store. It has the potential to provide employment for between 40 and 50 people. Goal C.1.D. states we should foster the success and growth of large employment sectors; protect and provide readily available economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live. This proposed development will bring in a commercial use that is better suited to the busy highway congestion. Even though they exist, residential uses are less desirable fronting along Versailles Rd. This development will back up to residential properties. It will create a buffer between the residential uses and the heavily traveled Versailles Rd. A 15' landscape buffer will provide screening of the commercial use to the residential properties.

Under Theme "D" this development relates to Improving a Desirable Community. Under Goal D.2.B it states we should provide for accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors. This development is within walking distances to residences and public transportation stops.

Thank you for your consideration of this zone change.

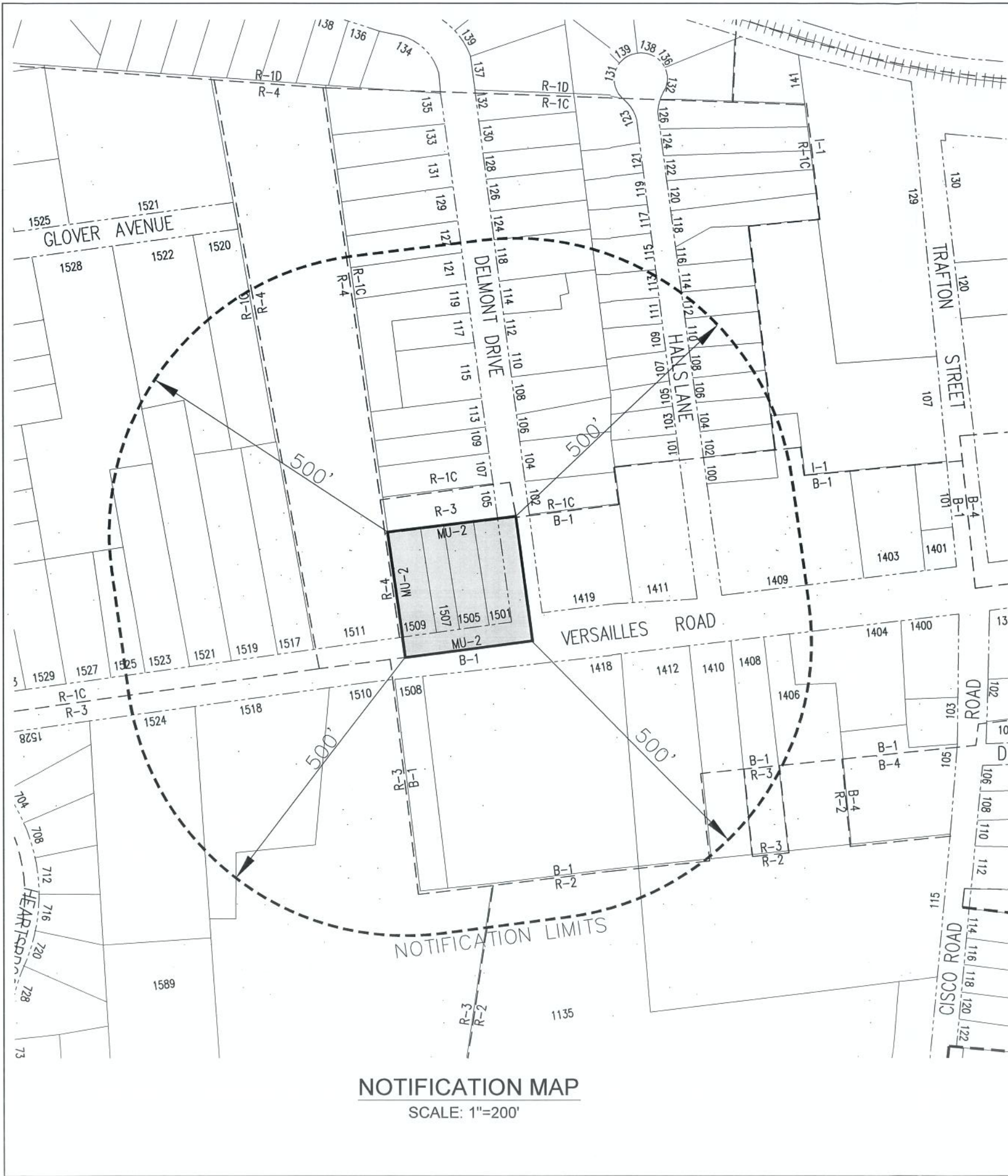
The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Fayette County Clerk's office. This description does not represent a boundary survey and should not be used for real estate conveyance or transfer.

**Zone Change from MU-2 to B-1  
1501, 1505, 1507 & 1509 Versailles Road  
Lots 1-4  
Vallandale Subdivision  
Lexington, KY 40504**

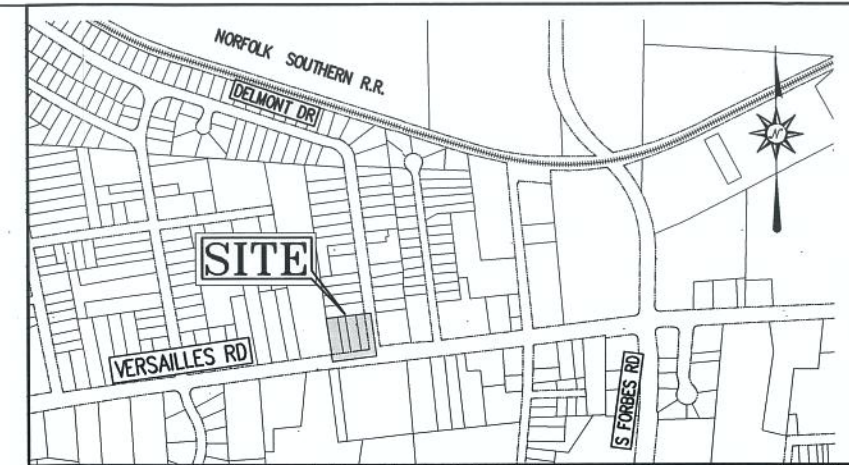
Beginning at the centerline intersection of Versailles Road and Delmont Drive, thence with the centerline of said Versailles Road for one (1) call:

1. South  $82^{\circ} 06' 00''$  West 230.00 feet to a point on the centerline of said Versailles Road South  $07^{\circ} 54' 00''$  East 34.00 feet along the west property line extended of Lot 1 of the Vallandale Subdivision as depicted on Plat recorded in Plat Cabinet E, Slide 374 of the Fayette County Clerk's records, and further being on the Zone MU-2 and R-4 delineation; thence with said delineation for one (1) call:
2. North  $07^{\circ} 54' 00''$  West 234.00 feet to the northwest corner of said Lot 8 and being on the Zone MU-2 and R-3 delineation; thence with said delineation for one (1) call:
3. North  $82^{\circ} 06' 00''$  East 230.00 feet to a point on the centerline of Delmont Drive; thence with said centerline for one (1) call:
4. South  $07^{\circ} 54' 00''$  East 234.00 feet to the Point of Beginning containing 0.964 Acre Net and 1.235 Acres Gross.

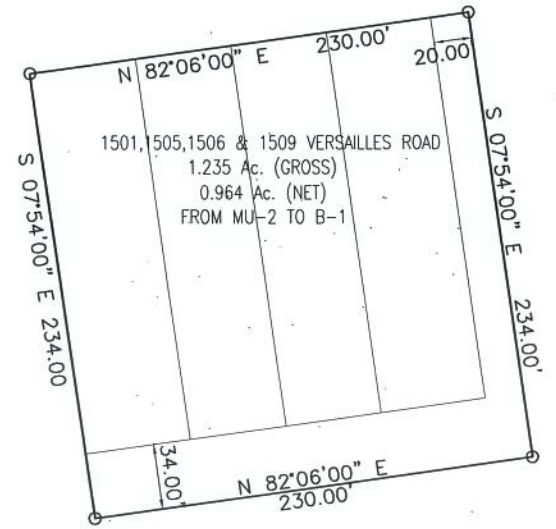




**NOTIFICATION MAP**  
SCALE: 1"=200'



**VICINITY MAP**  
SCALE: 1" = 1000'



**PROPERTY INFORMATION MAP**  
SCALE: 1" = 100'

ZOMAR TITLE: VALLANDALE SUBDIVISION, LOTS 1 THRU 4		ACREAGE		
PROPERTY ADDRESS / EXISTING OWNER:	FROM	TO	GROSS	NET
1501, 1505, 1507, 1509 VERSAILLES ROAD: GLENDA MAZURKA TTE GLENDA MAZERKA REV LIV TRUST	MU-2	B-1	1.235	0.964
		TOTAL		1.235 0.964
DATE FILED OR AMENDED: FEBRUARY 1, 2016				
APPLICANT NAME / ADDRESS:				
JAKE RIORDAN 881 CORPORATE DRIVE LEXINGTON, KY 40503				
APPLICATION PREPARED BY: VISION ENGINEERING, LLC				