

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT: Caller Properties, LLC 840 E High Street, Lexington, KY 40502 (859) 266-1414
OWNER: See Attached
ATTORNEY: John Talbott 301 E Main Street, Suite 600, Lexington, KY 40507 859-225-1191

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

626-634 Euclid 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	B-1	Restaurant/Retail/Residential	0.588	0.852

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Office	P-1
East	Office and Residential	P-1 & R-1E
South	Retail	B-6P
West	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 <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 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 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 Gaver H. Collier, member DATE 7/7/14

OWNER _____ DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

7. Justification for Requested Zone Change

The applicant, Caller Properties, LLC, is requesting a zone change from the (P-1) zone to the (B-1) zone for 0.59 acre of property located at 626-634 Euclid Avenue. As explained below, granting the requested zone change will allow the utilization of this property for more intense uses that conform and further the goals and objectives of the 2013 Comprehensive Plan and the Aylesford East University Small Area Plan ("Aylesford Plan" adopted May 30, 1991 and not updated).

The subject property is bounded by Euclid Ave., Marquis Ave., and McCaws Alley. The Kroger development that is zoned Planned Shopping Center (B-6P) is located across Marquis from the subject property. Office uses having P-1 zoning are located on the other three sides of the subject property.

The Aylesford Plan describes Euclid Avenue as "a heavily traveled, minor arterial roadway" and notes that the Euclid corridor is "extremely attractive for redevelopment due to its proximity to the university and high traffic volume." Aylesford Plan, page 2. The Aylesford Plan notes the need to provide land for both residential growth and commercial expansion. Aylesford Plan page 32. The strategic direction of the Aylesford Plan states that the appropriate locations for neighborhood oriented non residential land uses are in compact sites that are safely accessible to the residents and produce minimum impact to area housing. Aylesford Plan, page 34. The subject property is within the Euclid Avenue Corridor Commercial Containment/Redevelopment area depicted on page 38 of the Aylesford Plan.

With regard to infill development, the goal of the 2013 Comprehensive Plan is to uphold the Urban Service Area Concept by encouraging compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs. 2013 Comprehensive Plan page 9.

The rezoning of the subject property will permit it to be redeveloped for residential, retail and office use for the benefit of the neighborhood in conformity with both the 2013 Comprehensive Plan and the Aylesford Plan. The B-6P and P-1 zoning immediately surrounding the subject property and the multi family uses beyond the adjoining P-1 zone provide a substantial buffer for the single family residential areas in the vicinity. Allowing retail services such as restaurants and shops at this location will support the adjoining B6-P zone by enabling the mix of activities that are contemplated in a neighborhood shopping center zone. This is an infill development that will upgrade the existing single story frame buildings. The development will be pedestrian and bicycle friendly by providing goods and services close to the neighborhood.

Therefore, we are requesting approval of a zone change from P-1 to B-1 for the reasons as follows:

1. Allowing retail uses at this location will further the goals and the objectives of the 2013 Comprehensive Plan and the Aylesford Plan, as set forth above;
2. B-1 zoning at this location will create the opportunity for restaurants and shops for the benefit of the surrounding neighborhoods;
3. B-1 zoning is compatible with the immediately adjoining B6-P and P-1 areas; and
4. The subject property is a compact area that is accessible from three streets and fronts on a heavily traveled minor arterial street.

Consent Agreement:

I, Jenny Talbott, certify that I am the owner of the property located at: (i) 626 Euclid Avenue, by deed recorded in Deed Book 1977, Page 371 in the Office of the Fayette County Clerk; and (ii) 630 Euclid Avenue, by deed recorded in Deed Book 2975, Page 127, aforesaid records. I hereby consent to and have no objection to the zone change on Euclid Avenue proposed by Caller Properties, LLC.

Witness my hand this 2ND day of JULY, 2014.

Jenny Talbott
Jenny Talbott, individually



STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Consent Agreement was subscribed, sworn to, and acknowledged before me by Jenny Talbott, individually, this 2ND day of JULY, 2014.

Fred Swartz
NOTARY PUBLIC, KY STATE AT LARGE

My Commission Expires: 11/16/16

Chevy Chase Shoppes

Property Address Owner:

626 Euclid Avenue Jenny B. Talbott
626 Euclid Avenue
Lexington, KY 40502

630 Euclid Avenue Jenny Talbott
634 Euclid Avenue
Lexington, KY 40502

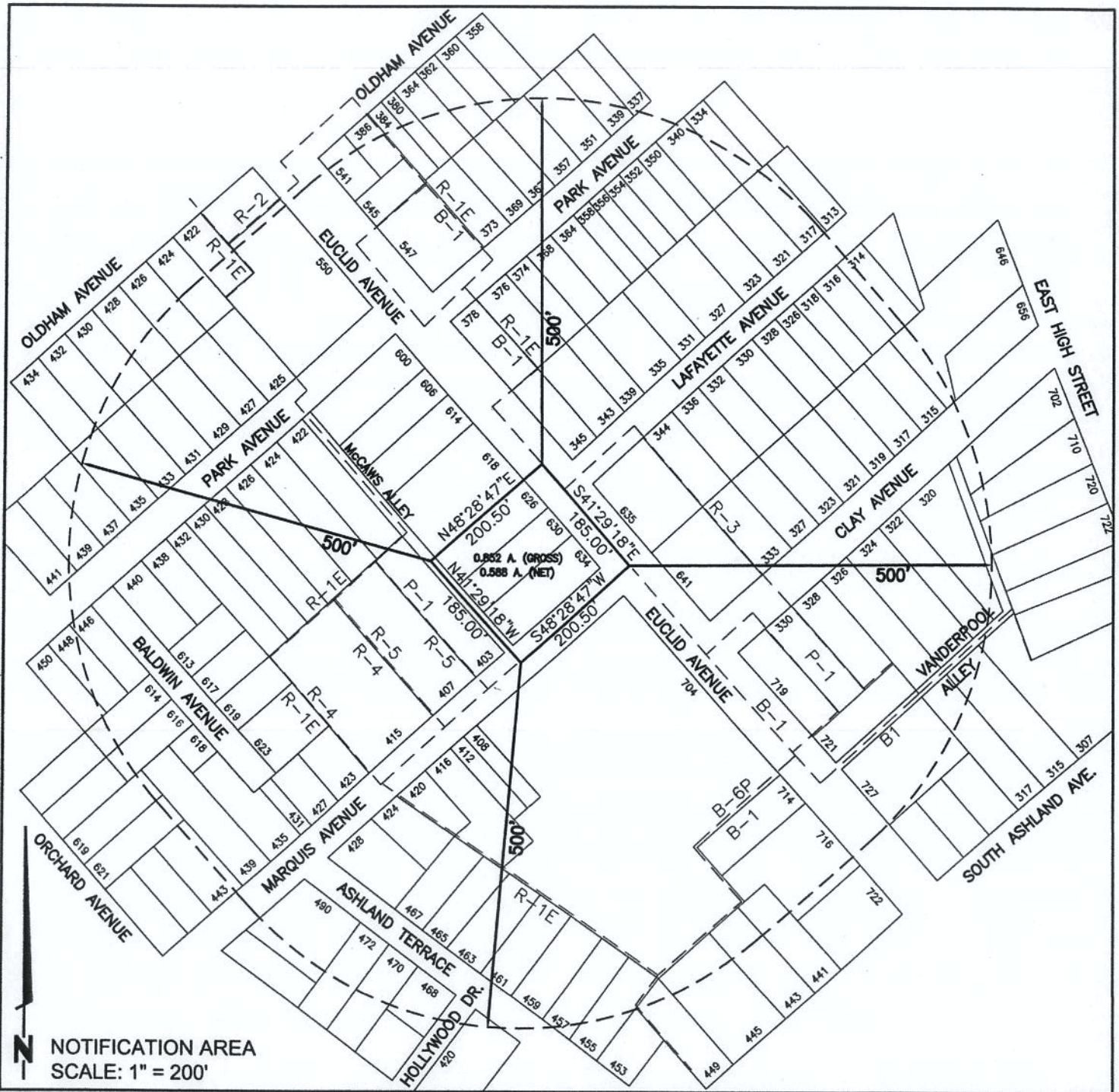
634 Euclid Avenue Susan Cash, DMD
P. O. Box 436
Albany, KY 42602

LEGAL DESCRIPTION

Zone Change From P-1 to B-1
626, 630, 634 Euclid Avenue
Lexington, Fayette County, Kentucky

BEING A TRACT OF LAND SITUATED ON THE SOUTH SIDE OF EUCLID AVENUE BETWEEN MARQUIS AVENUE AND PARK AVENUE IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the intersection of the centerline of Euclid Avenue and the centerline of Marquis Avenue; thence along the centerline of Marquis Avenue south 48 degrees 28 minutes 47 seconds west 200.50 feet to the intersection of the centerline of McCaws Alley; thence along the centerline of McCaws Alley north 41 degrees 29 minutes 18 seconds west 185.00 to a point; thence leaving McCaws Alley north 48 degrees 28 minutes 47 seconds east 200.50 feet to the centerline of Euclid Avenue; thence along the centerline of Euclid Avenue south 41 degrees 29 minutes 18 seconds east 185.00 feet to the point of beginning and containing 0.852 gross acres and 0.588 net acres.



NOTIFICATION AREA
SCALE: 1" = 200'

Chevy Chase Shoppes

Property Address:
626 - 634 Euclid Avenue

Owners:
Jenny B. Talbott Jenny Talbott
626 Euclid Avenue 634 Euclid Avenue
Lexington, KY 40502 Lexington, KY 40502

Susan Cash, DMD
P.O. Box 436
Albany, KY 42602

Applicant:
Caller Properties, LLC
840 East High Street
Lexington, KY 40502

Prepared by
Barrett Partners, Inc. and Wesley B Witt, Inc.

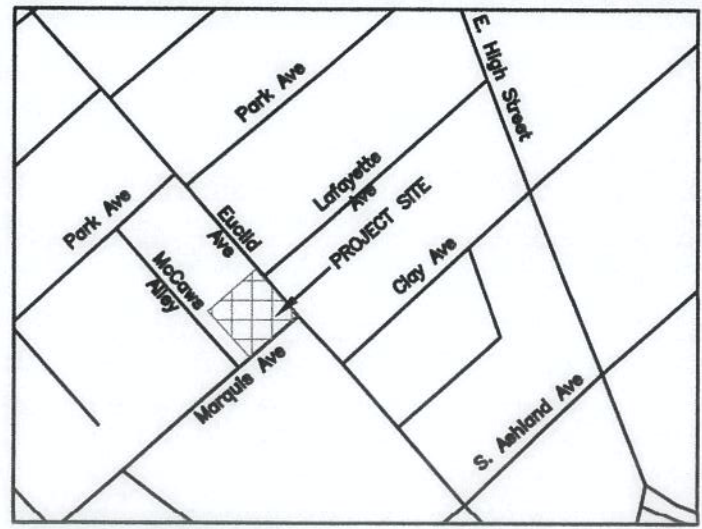
Date Filed: July 14, 2014

Zone Change Request
P-1 Zone to B-1 Zone

0.588 Acres Net & 0.852 Acres Gross



Wesley B. Witt



VICINITY MAP N.T.S