

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Anderson Campus Rental Properties, LLC, 1720 Sharkey Way, Suite 100, Lexington, KY 40511 859-231-0099
OWNER:	See attached
ATTORNEY:	Richard Murphy, 250 W Main Street, Suite 2510, Lexington, KY 40507 859-233-9811

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

164-200 Simpson Avenue (even only), 1103-1109 Fern Avenue (odd only), and 1106 & 1108 Stillwell

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-1D	Vacant/Single Family Residential	R-4	Multi-family residential	1.168	1.488

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Multi-family residential	R-4
East	Single family residential	R-1D
South	Single family residential	R-1D
West	Single family residential	R-1D

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 checked="" 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 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 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 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

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 Anderson Campus Rental Properties, LLC DATE 1/7/2014

OWNER Dennis Anderson, managing member DATE 1/7/2014

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

Anderson Campus Rental Properties, LLC

Attachment 1

Owners:

1111 Fern Avenue
Anderson Campus Rental Properties, LLC
1720 Sharkey Way
Lexington, Kentucky 40511

1105 and 1109 Fern Avenue, 1106 Stillwell Avenue, and
164, 172, 180, 188, and 196 Simpson Avenue
Anderson Homes for Rent, LLC
1720 Sharkey Way
Lexington, Kentucky 40511

1103 and 1107 Fern Avenue, 1102 and 1108 Stillwell Avenue, and
168, 176, 184, 192, and 200 Simpson Avenue
Anderson Burley, LLC
1720 Sharkey Way
Lexington, Kentucky 40511

7. AMENDED JUSTIFICATION FOR REQUESTED CHANGE

The Applicant, Anderson Campus Rental Properties, LLC, an affiliate of Anderson Communities, is requesting a zone change from the R-1D to the R-4 zone for 1.168 acres of land located on Simpson Avenue, between Fern Avenue and Stillwell Avenue. This proposal will provide housing options in close proximity to the Chandler Hospital, College of Pharmacy, and other programs of the University of Kentucky.

This property consists of a number of lots which have been acquired over the last few years. The units have been demolished due to code compliance issues and the need to construct safe, efficient and clean housing meeting modern standards.

The proposal consists of apartment buildings which will contain one or two bedroom units. There will be 24 one-bedroom units and 16 two-bedroom units, for a total of 40 units, with 56 bedrooms. Please compare this to the number of units which could be constructed if each of the 17 original lots were utilized for a four-bedroom single family home, resulting in 68 bedrooms. If the property were utilized for 22 townhouse units, 88 bedrooms could be constructed. The Applicant is proposing one and two bedroom units which will not be dependent upon the undergraduate student housing market. These units will appeal to medical students and professionals, graduate students and staff members of the University of Kentucky.

This proposal will be consistent with surrounding land uses. There are higher density apartment and condominium buildings across the street on Simpson Avenue, and the Applicant's University Village is located to the east on Simpson Avenue. The main buildings will be adjacent to Simpson Avenue, with parking behind. This will result in a more urban form of development, which is appropriate for this area.

The elevation of the property drops from the rear toward Simpson Avenue. Along Fern Avenue, this elevation change is approximately 13 feet. Thus, the height of the buildings which are located along Simpson Avenue will be offset by the fact that they are located on the lowest spot on the block.

The location of the R-4 zone line in the rear of the property is consistent with that on other blocks in the area.

The R-4 zoning will be consistent with recent zone changes in this area.

In addition, the proposal is in agreement with the 2007 Comprehensive Plan and the 2012 Comprehensive Plan.

The 1990 South Broadway Corridor Plan recognized that redevelopment of the area was needed because of the structural condition of most buildings.

The 2007 Comprehensive Plan recognizes the need for infill to reduce pressure on the Urban Services Area boundary (Goal 7 and associated objectives). Objectives E and J under Goal 7 call for new development to be compact and contiguous, and for new development which maximizes efficient use of existing adequate essential facilities. Goal 8 encourages appropriate infill and redevelopment of established neighborhoods. Objective L encourages infill and redevelopment in locations where adequate urban services and infrastructure are in place or planned, and Objective N supports programs aimed at converting vacant lots into residential housing. Goal 13 calls for housing opportunities to meet the needs of all citizens, and Objectives F and I encourage infill to accommodate the increased population of Fayette County inside the Urban Service Boundary. Goal 16, Objective D encourages medium- and high-density residential uses that respect the character of existing neighborhoods and developments. Finally, Goal 19, Objective J encourages alternatives to motorized transportation, including biking and walking. Our proposal meets all these goals and objectives.

The adopted 2012 Goals and Objectives emphasize infill even more. "Expand housing choices. Plan for housing that addresses the market needs for all of the Lexington-Fayette County's residents, including, but not limited to, mixed-use and housing near employment and commercial areas." (Goal A.1.b). "Support infill and redevelopment throughout the Urban Service area as a strategic component of growth." (Goal A.2.) "Uphold the Urban Service Area concept. Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs." (Goal E.1.b). Also, this type of development will allow the community to maintain the current boundaries of the Urban Service Area, as called for by Goal E.3.

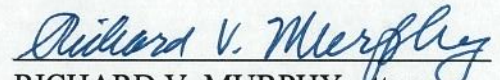
Therefore, we are requesting your approval of this zone change for the following reasons:

1. The proposed R-4 zoning is consistent with the 2007 Comprehensive Plan and the 2012 Plan which call for housing that addresses the market needs for all of Lexington's residents, including mixed-use and housing near employment and commercial areas. The Goals and Objectives also support infill and redevelopment throughout the urban service area as a strategic component of growth. As called for in the 2012 Goals and Objectives, this development is compact, contiguous and is guided by market demand to accommodate future growth needs. It will assist in allowing the community to maintain the current boundaries of the urban service area.

2. The existing R-1D zoning is inappropriate and the proposed R-4 zoning is appropriate for the property because it will allow the majority of the units to be oriented to Simpson Avenue, which is currently the site of apartment and condominium developments. Parking will be placed behind the buildings. This will result in a more urban form of development. The residential building is located in the lowest point on the block, thus offsetting the height. In addition, the proposal is consistent with recent re-zonings in this area.

3. There have been major changes of an economic, physical or social nature within this area which were not anticipated by the 2007 Comprehensive Plan which have resulted in changes in the neighborhood. Recent re-zonings to the R-4 and R-1T zone have allowed greater densities in the area.

Thank you for your consideration for this zone change request.


RICHARD V. MURPHY, attorney
for Applicant

LEGAL DESCRIPTION

Lynn Grove Addition
Zone Change From R-1D to R-4
1106 & 1108 Stillwell Avenue, 164 thru 200 Simpson Avenue (even only),
1103 - 1109 Fern Avenue (odd only)
Lexington, Fayette County, Kentucky

BEING A TRACT OF LAND SITUATED NEAR THE EAST END OF AND ON THE SOUTH SIDE OF SIMPSON AVENUE BETWEEN STILLWELL AVENUE AND FERN AVENUE IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a the intersection point of the centerline of Stillwell Avenue with the centerline of Simpson Avenue; thence with the centerline of Simpson Avenue south 41 degrees 18 minutes 05 seconds east a distance of 290.00 feet to the intersection point of the centerline of Simpson Avenue and centerline of Fern Avenue; thence with the centerline of Fern Avenue south 48 degrees 41 minutes 55 seconds west a distance of 248.61 feet to a point; thence leaving Fern Avenue north 41 degrees 18 minutes 05 seconds west a distance of 145.00 feet to a point; thence north 48 degrees 41 minutes 55 seconds east a distance of 50.07 feet to a point; Thence north 41 degrees 18 minutes 05 seconds west a distance of 145.00 feet to a point in the centerline of Stillwell Avenue; thence with the centerline of Stillwell Avenue north 48 degrees 41 minutes 55 seconds east a distance of 198.54 feet to the point of beginning and containing 1.488 gross acres and 1.168 net acres.



NOTIFICATION AREA
SCALE: 1" = 200'

Lynn Grove Addition

Property Address:

164 - 200 Simpson Avenue (even only), 1103-1109 Fern Avenue (odd only), and 1106, 1108 Stillwell Avenue

Owners:

Anderson Campus Rental Properties, LLC
1720 Sharkey Way
Lexington, KY 40511

Anderson Homes for Rent, LLC
1720 Sharkey Way
Lexington, KY 40511

Anderson Burley, LLC
1720 Sharkey Way
Lexington, KY 40511

Applicant:

Anderson Campus Rental Properties, LLC
1720 Sharkey Way
Lexington, KY 40511

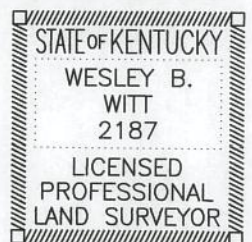
Prepared by:

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

Date Filed: November 4, 2013

Zone Change Request
R-1D Zone to R-4 Zone

1.168 Acres Net & 1.488 Acres Gross



Wesley B. Witt



VICINITY MAP N.T.S.