

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	NoLi CDC Corporation ("NoLi CDC"), 714 N Limestone, Lexington, KY 40508, (859) 379-2049
OWNER:	NoLi CDC; and <i>Marty Clifford, 746 N Limestone, Lexington, KY 40508, (859) 309-3824, is the owner of: 144 York St., Lexington, KY 40508</i>
ATTORNEY:	S. Brandon Coan, 1513 Rosewood Avenue, Louisville, KY 40204, (502) 851-5652

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

Area 1: 137 and 141 York St., Lexington, KY 40508;

Area 2: 151 York St., Lexington, KY 40508;

Area 3: 128-146 York St., even-numbered addresses (including 144 York St.), Lexington, KY 40508;

Area 4: 154, 156, 166 and 168 York St., Lexington, KY 40508;

Area 5: 174 York St., Lexington, KY 40508; and

Area 6: 128 Eddie St., Lexington, KY 40508

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
Planned Neighborhood Residential (R-3)	Single family detached residence	Luigart Planned Unit Development-2 (PUD-2)	Live/Work Space	1.3183	1.5272

4. SURROUNDING PROPERTY, ZONING & USE

Area 1: 137 and 141 York St.		Use	Zoning
North	Automobile & Truck Repairing; Junkyard; Storage		Light Industrial (I-1)
East	Single family detached residence		Planned Neighborhood Residential (R-3)
South	Single family detached residence		Planned Neighborhood Residential (R-3)
West	Single family detached residence		Planned Neighborhood Residential (R-3)

Area 2: 151 York St.		Use	Zoning
North	Storage		Light Industrial (I-1)
East	Single family detached residence		Planned Neighborhood Residential (R-3)
South	Single family detached residence		Planned Neighborhood Residential (R-3)
West	Single family detached residence		Planned Neighborhood Residential (R-3)

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE

This is in... in agreement with the Comp. Plan

The justification for making the requested change is to allow for the innovative reuse and redevelopment of the subject properties pursuant to recently-amended Article 22 and Appendix 22B of the Zoning Ordinance, in the recently-established Luigart Planned Unit Development-2 (PUD-2) zone (please see attached Ordinance No. 154-2014), an innovative live/work zone designed to support the lifestyle of makers and artists currently residing in the area, and to attract others to invest in several older, former commercial and industrial properties, as well as vacant lots and abandoned "shotgun houses" located within the area.

The change will rehabilitate historic workforce housing, and prepare it for the 21st Century economy, including live/work space and other permitted uses designed to promote the revitalization of this urban core neighborhood.

This change is consistent with the 2013 Comprehensive Plan (including the 2009 Central Sector Small Area Plan and the 2011 North Limestone Sustainability Plan) because Growing Successful Neighborhoods (Theme A) depends on expanding housing choices through the pursuit of regulatory approaches that encourage creativity (Goal A.1); and the Comprehensive Plan supports infill and redevelopment throughout the Urban Service Area, including innovative programs to facilitate affordable housing and commercial and economic activity (Goal A.2). Moreover, the Comprehensive Plan seeks to Create Jobs and Prosperity (Theme C) by enabling infill and redevelopment that creates jobs where people live (Goal C.1), encouraging entrepreneurship and focusing on quality of life to retain and attract talent (Goal C.2).

This pedestrian-scaled, preservation-minded change clearly supports the Comprehensive Plan's goals of Protecting the Environment (Theme B), Improving a Desirable Community (Theme D), Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land (Theme E) and Implementing the Plan for Lexington-Fayette County and the Bluegrass (Theme F), as well.

Area 3: 128-146 York St., even-numbered addresses (including 144 York St.)

	Use	Zoning
North	Automobile & Truck Repairing; Junkyard; Storage	Light Industrial (I-1)
East	Single family detached residence	Planned Neighborhood Residential (R-3)
South	Single family detached residence	Planned Neighborhood Residential (R-3)
West	Single family detached residence; and Public utility (above-ground [water] storage tank) West of 128 York St.	Planned Neighborhood Residential (R-3)

Area 4: 154, 156, 166 and 168 York St.

	Use	Zoning
North	Storage North of 154 and 156 York St.; and Multi-family dwelling North of 166 and 168 York St.	Light Industrial (I-1)
East	Single family detached residence	Planned Neighborhood Residential (R-3)
South	Single family detached residence	Planned Neighborhood Residential (R-3)
West	Single family detached residence	Planned Neighborhood Residential (R-3)

Area 5: 174 York St.

	Use	Zoning
North	Multi-family dwelling	Planned Neighborhood Residential (R-3)
East	Single family detached residence	Planned Neighborhood Residential (R-3)
South	Single family detached residence	Planned Neighborhood Residential (R-3)
West	Single family detached residence	Planned Neighborhood Residential (R-3)

Area 6: 128 Eddie St.

	Use	Zoning
North	Single family detached residence	Planned Neighborhood Residential (R-3)
East	Single family detached residence	Planned Neighborhood Residential (R-3)
South	Single family detached residence	Planned Neighborhood Residential (R-3)
West	Single family detached residence	Planned Neighborhood Residential (R-3)

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input checked="" type="checkbox"/> YES <input 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 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 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 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 see 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** and **HOLDER** of an agreement to purchase **144 York St.** since **April 6, 2015.**

APPLICANT	<u>K-H</u>	DATE	<u>4/6/15</u>
OWNER	<u>K-H (all but 144 York)</u>	DATE	<u>4/6/15</u>
OWNER	<u>Marty Chappin (144 York)</u>	DATE	<u>4/6/15</u>
LFUCG EMPLOYEE/OFFICER, if applicable	_____	DATE	_____

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This pedestrian-scaled, preservation-minded change clearly supports the Comprehensive Plan's goals of Protecting the Environment (Theme B), Improving a Desirable Community (Theme D), Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land (Theme E) and Implementing the Plan for Lexington-Fayette County and the Bluegrass (Theme F), as well.

Noli CDC Corporation
Property
Zone Change from R-3 to PUD-2
137-141 York Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHEAST OF YORK STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of York Street, said point being in line with the northwest property line of 137 York Street; thence, $N48^{\circ}31'29''E$ 116.50' to a point; thence, $S41^{\circ}28'31''E$ 80.00' to a point; thence, $S48^{\circ}31'29''W$ 116.50' to a point; thence, $N41^{\circ}28'31''W$ 80.00' to the point of Beginning, Containing 0.2140 Gross Acres and 0.1837 Net Acres.

End of Description

Noli CDC Corporation
Property
Zone Change from R-3 to PUD-2
151 York Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHEAST OF YORK STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of York Street, said point being in line with the northwest property line of 151 York Street; thence, N48°31'29"E 116.50' to a point; thence, S41°28'31"E 37.00' to a point; thence, S48°31'29"W 116.50' to a point; thence, N41°28'31"W 37.00' to the point of Beginning, Containing 0.0990 Gross Acres and 0.0849 Net Acres.

End of Description

Noli CDC Corporation
& Marty Clifford Property
Zone Change from R-3 to PUD-2
128-146 York Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHWEST OF YORK STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of York Street, said point being in line with the northwest property line of 128 York Street; thence, $S41^{\circ}37'28''E$ 209.27' to a point; thence, $S48^{\circ}47'27''W$ 122.50' to a point; thence, $N41^{\circ}37'55''W$ 211.00' to a point; thence, $N49^{\circ}35'57''E$ 122.50' to the point of Beginning, Containing 0.5909 gross Acres and 0.5116 Net Acres.

End of Description

Noli CDC Corportation
Property
Zone Change from R-3 to PUD-2
154-168 York Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHWEST OF YORK STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of York Street, said point being in line with the northwest property line of 154 York Street; thence, S41°28'31"E 182.00' to a point; thence, S48°31'29"W 122.50' to a point; thence, N41°28'31"W 182.00' to a point; thence, N48°31'29"E 122.50' to the point of Beginning, Containing 0.5118 Gross Acres and 0.4429 Net Acres.

End of Description

Noli CDC Corportation
Property
Zone Change from R-3 to PUD-2
174 York Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHWEST OF YORK STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of York Street, said point being in line with the northwest property line of 174 York Street; thence, S41°28'31"E 18.75' to a point; thence, S48°31'29"W 122.50' to a point; thence, N41°28'31"W 18.75' to a point; thence, N48°31'29"E 122.50' to the point of Beginning, Containing 0.0527 Gross Acres and 0.0456 Net Acres.

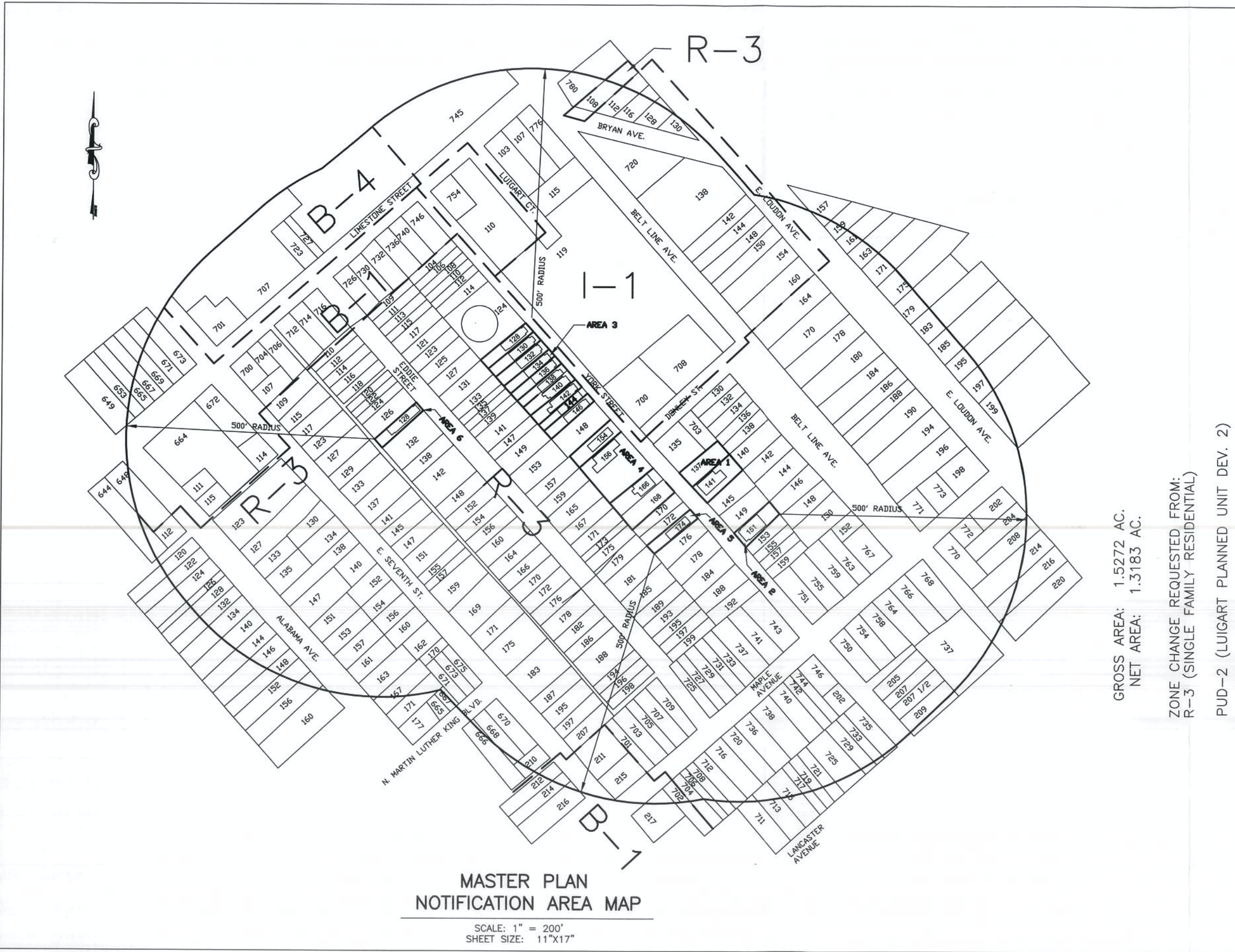
End of Description

Noli CDC Corportation
Property
Zone Change from R-3 to PUD-2
128 Eddie Street
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHWEST OF EDDIE STREET IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at a point along in the centerline of Eddie Street, said point being in line with the northwest property line of 128 Eddie Street; thence, S41°28'31"E 20.00' to a point; thence, S48°31'29"W 128.00' to a point; thence, N41°28'31"W 20.00' to a point; thence, N48°31'29"E 128.00' to the point of Beginning, Containing 0.0588 Gross Acres and 0.0496 Net Acres.

End of Description



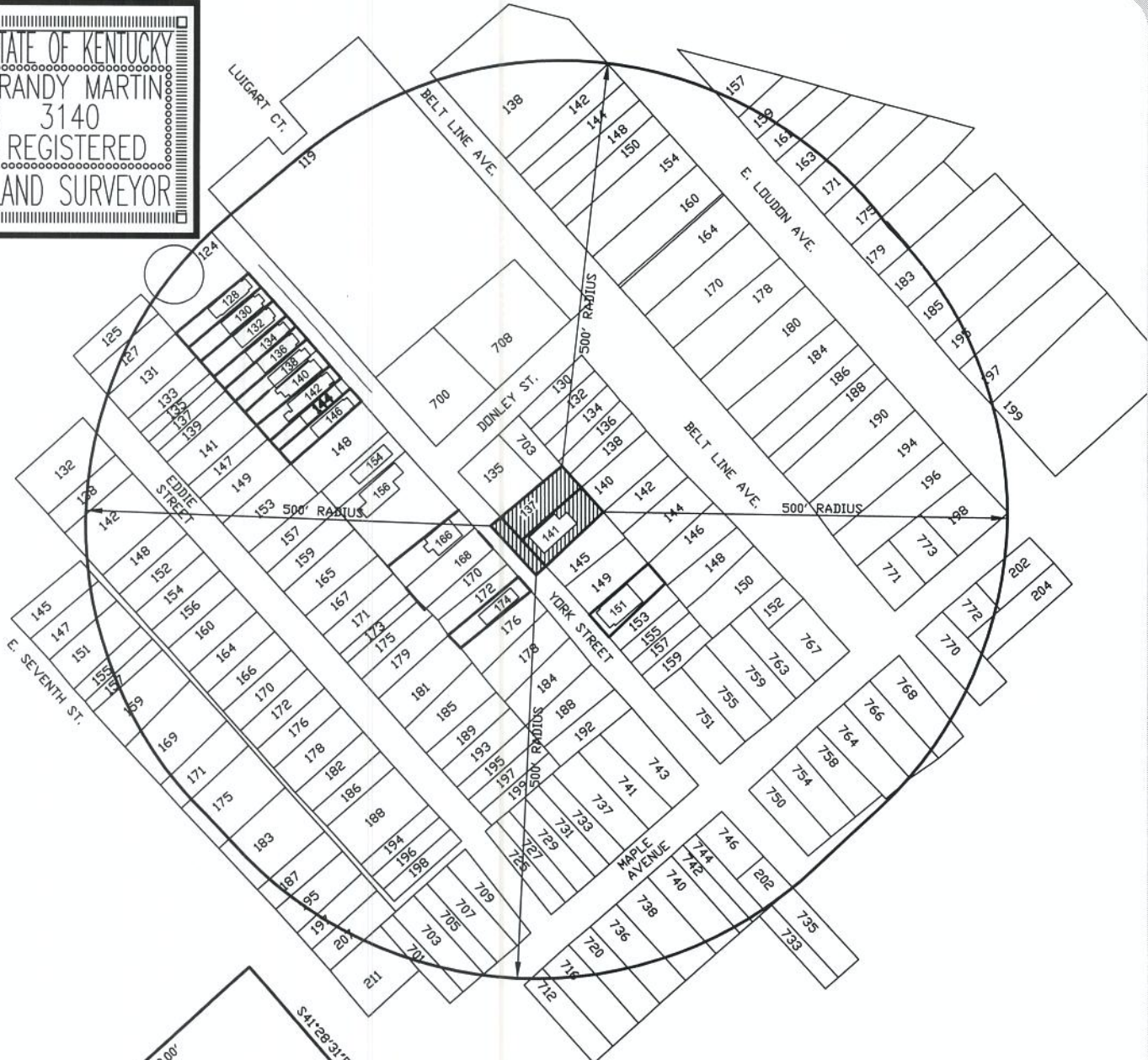
GROSS AREA: 1.5272 AC.
NET AREA: 1.3183 AC.

ZONE CHANGE REQUESTED FROM:
R-3 (SINGLE FAMILY RESIDENTIAL)

PUD-2 (LUIGART PLANNED UNIT DEV. 2)

ZOMAR	Noli CDC Corporation
Property Address:	128-146, 137-141, 151, 154-168, 174 YORK ST., & 128 EDDIE ST. Lexington, Kentucky 40508
Applicant Address:	Noli CDC Corporation 714 & 746 N. Limestone St. / Lexington, Ky. 40508
Owner Address:	Noli CDC Corporation & Marty Clifford 714 & 746 N. Limestone St. / Lexington, Ky. 40508
Prepared By:	Randy Martin 1806 Cantrill Drive / Lexington, Ky.
Date Filed:	April 2, 2015

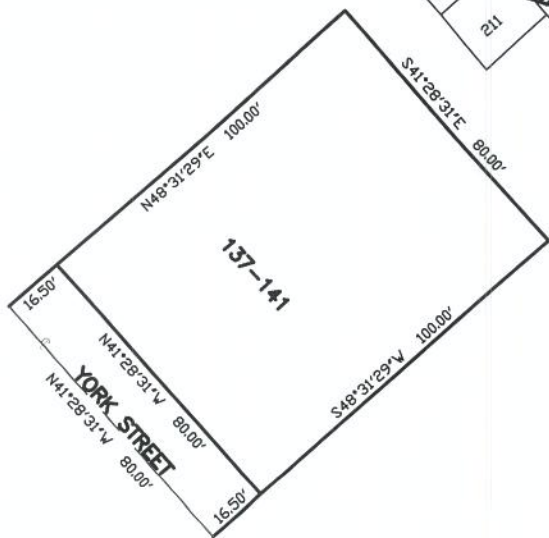
STATE OF KENTUCKY
 RANDY MARTIN
 3140
 REGISTERED
 LAND SURVEYOR



NOTIFICATION AREA MAP AREA 1

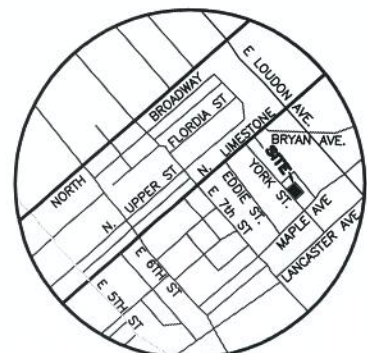
SCALE: 1" = 200'

GROSS AREA: 0.2140 AC.
 NET AREA: 0.1837 AC.



PROPERTY MAP

SCALE: 1" = 50'



VICINITY MAP

ZONE CHANGE REQUESTED FROM:
 R-3 (SINGLE FAMILY RESIDENTIAL)
 TO
 PUD-2 (LUGART PLANNED UNIT DEV. 2)

ZOMAR

NoLi CDC Corporation

Property Address: 137 & 141 YORK ST.
 Lexington, Kentucky 40508

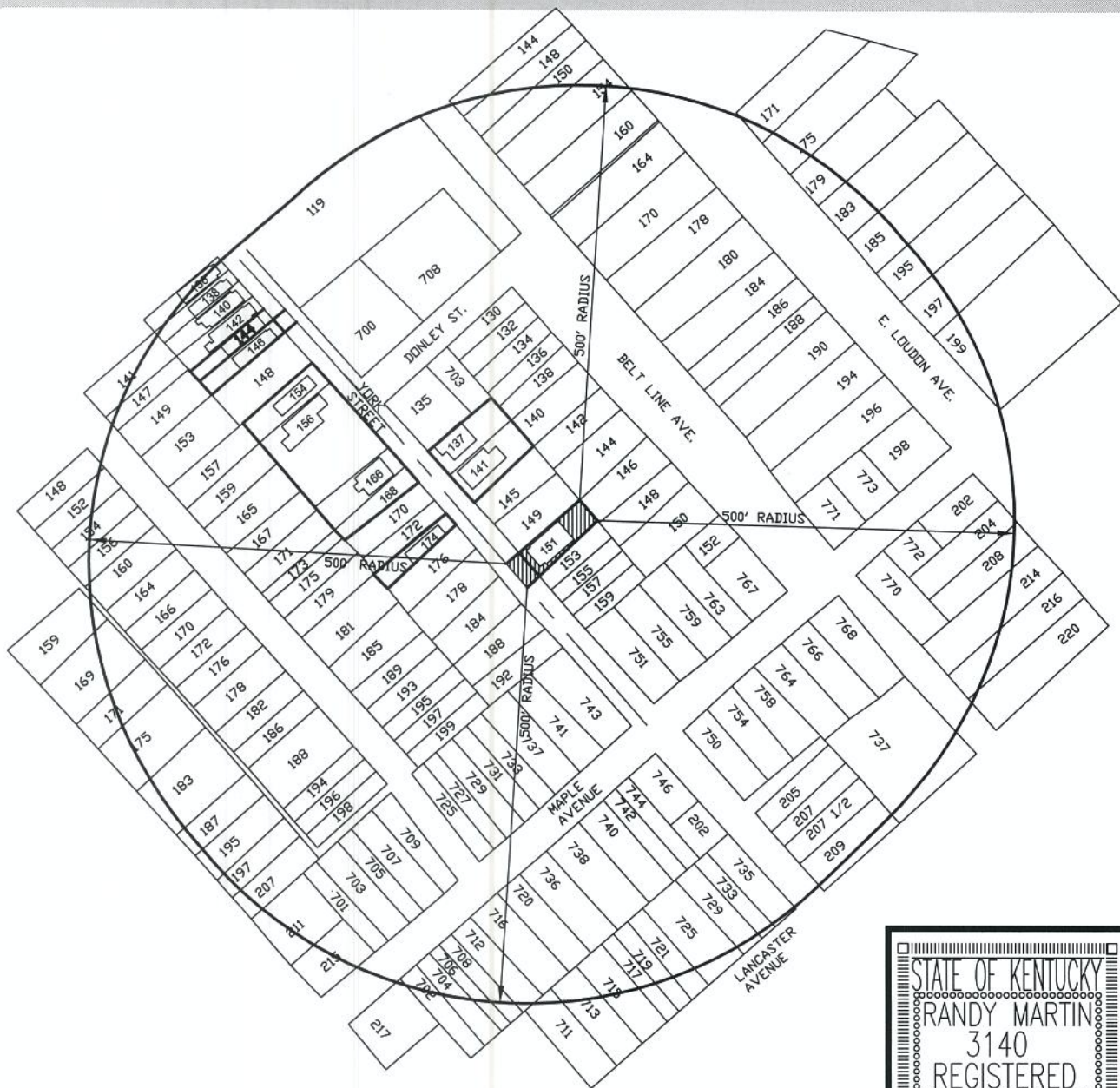
Applicant Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Owner Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
 1806 Cantrill Drive / Lexington, Ky.

Date Filed: April 2, 2015



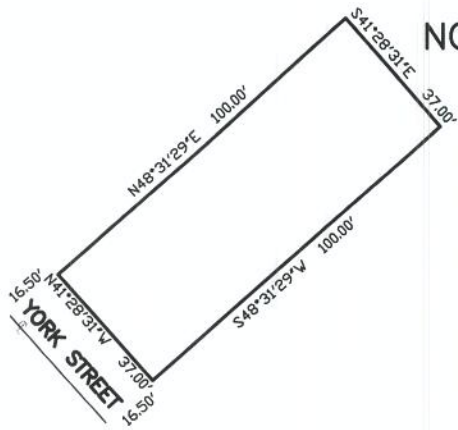


NOTIFICATION AREA MAP AREA 2

SCALE: 1" = 200'



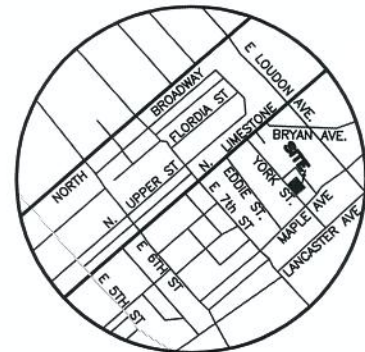
GROSS AREA: 0.0990 AC.
NET AREA: 0.0849 AC.



PROPERTY MAP

SCALE: 1" = 50'

ZONE CHANGE REQUESTED FROM:
R-3 (SINGLE FAMILY RESIDENTIAL)
TO
PUD-2 (LUIGART PLANNED UNIT DEV. 2)



VICINITY MAP

ZOMAR

NoLi CDC Corporation

Property Address: 151 YORK ST.
Lexington, Kentucky 40508

Applicant: NoLi CDC Corporation
Address: 714 N. Limestone St. / Lexington, Ky. 40508

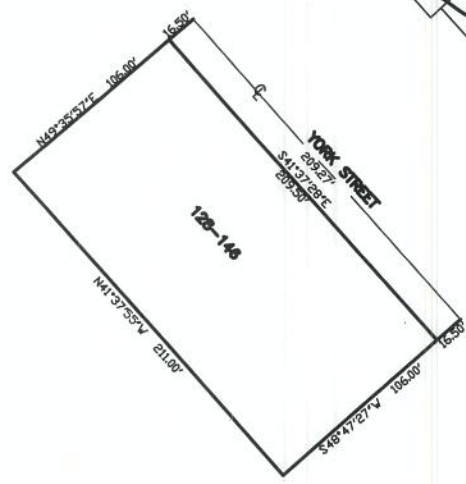
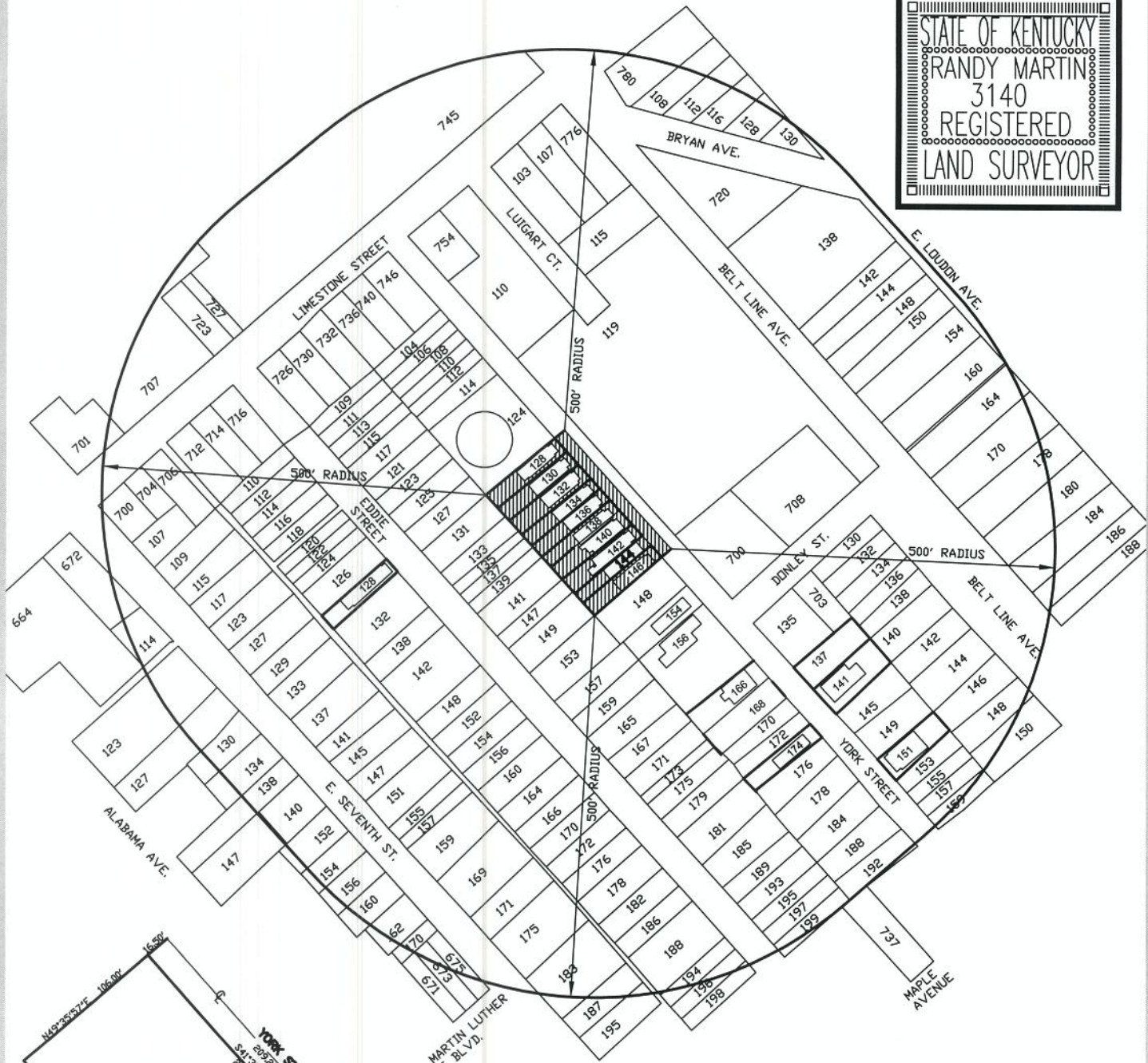
Owner: NoLi CDC Corporation
Address: 714 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
1806 Cantrill Drive / Lexington, Ky.

Date Filed: April 2, 2015



STATE OF KENTUCKY
 RANDY MARTIN
 3140
 REGISTERED
 LAND SURVEYOR



PROPERTY MAP
 SCALE: 1" = 100'

NOTIFICATION AREA MAP AREA 3

SCALE: 1" = 200'

GROSS AREA: 0.5909 AC.
 NET AREA: 0.5116 AC.



VICINITY MAP

ZONE CHANGE REQUESTED FROM:
 R-3 (SINGLE FAMILY RESIDENTIAL)

PUD-2 (LUGART PLANNED UNIT DEV. 2)

ZOMAR

**NoLi CDC Corporation
 & MARTY CLIFFORD**

Property Address: 128-146 YORK ST.
 Lexington, Kentucky 40508

Applicant: NoLi CDC Corporation
 Address: 714 & N. Limestone St. / Lexington, Ky. 40508

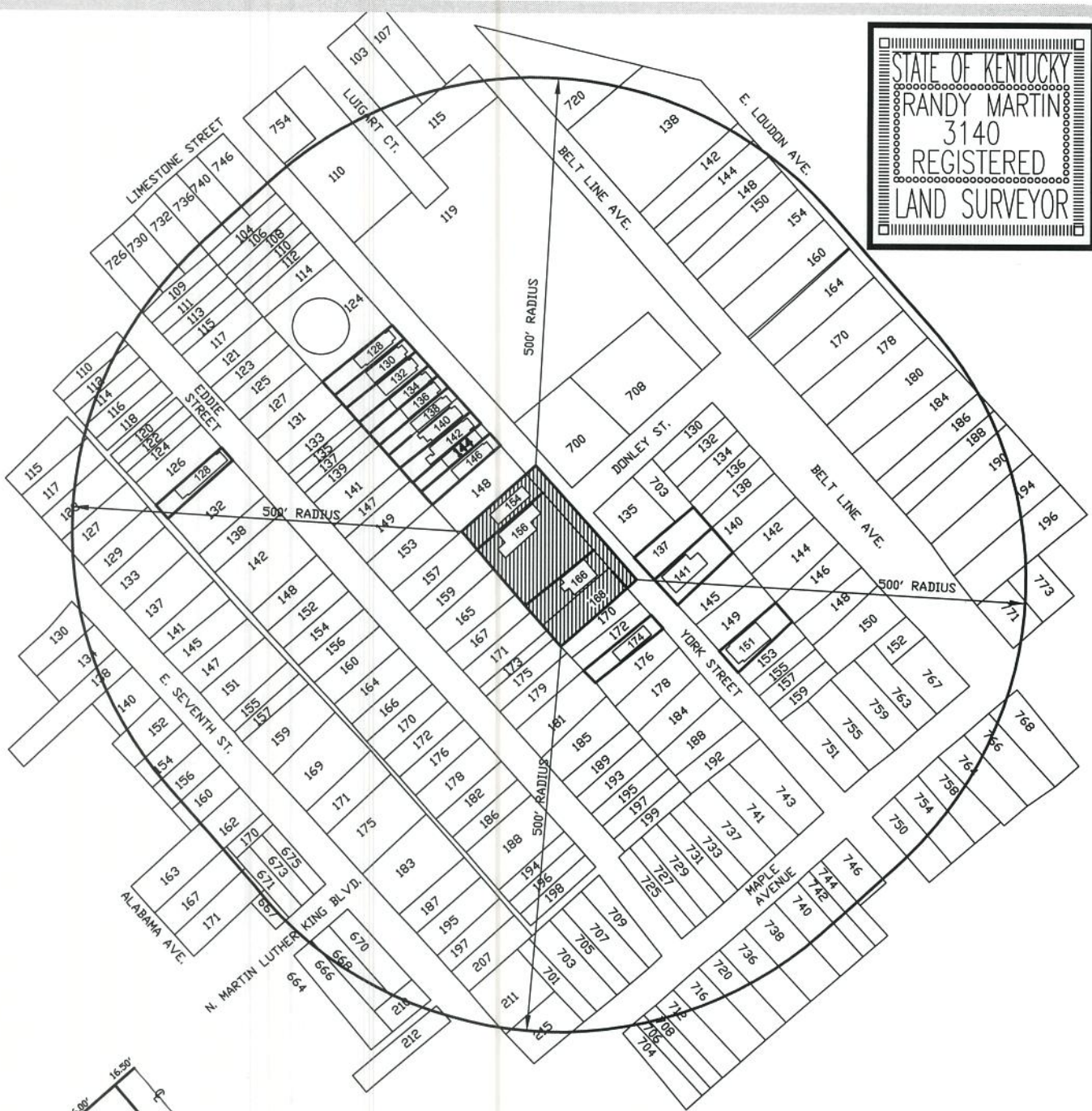
Owner: NoLi CDC Corporation & Marty Clifford
 Address: 714 N. Limestone St. / Lexington, Ky. 40508
 Address: 746 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
 1806 Cantrill Drive / Lexington, Ky.

Date Filed: April 2, 2015



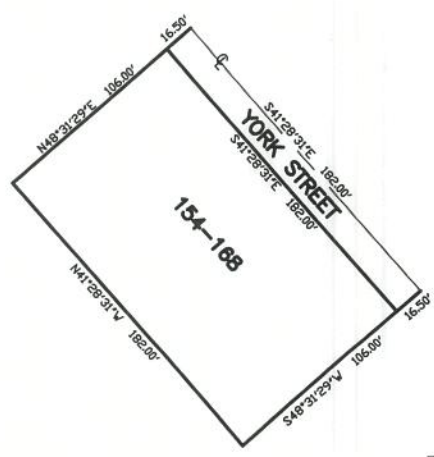
STATE OF KENTUCKY
 RANDY MARTIN
 3140
 REGISTERED
 LAND SURVEYOR



NOTIFICATION AREA MAP AREA 4

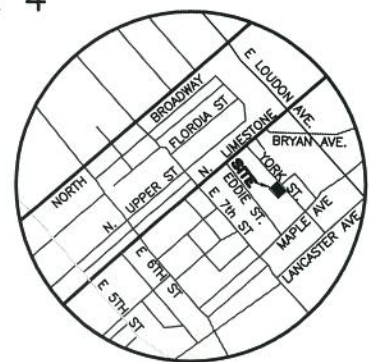
SCALE: 1" = 200'

GROSS AREA: 0.5118 AC.
 NET AREA: 0.4429 AC.



PROPERTY MAP

SCALE: 1" = 100'



VICINITY MAP

ZONE CHANGE REQUESTED FROM:
 R-3 (SINGLE FAMILY RESIDENTIAL)

PUD-2 (LUIGART PLANNED UNIT DEV. 2)

ZOMAR

NoLi CDC Corporation

Property Address: 154-168 YORK ST.
 Lexington, Kentucky 40508

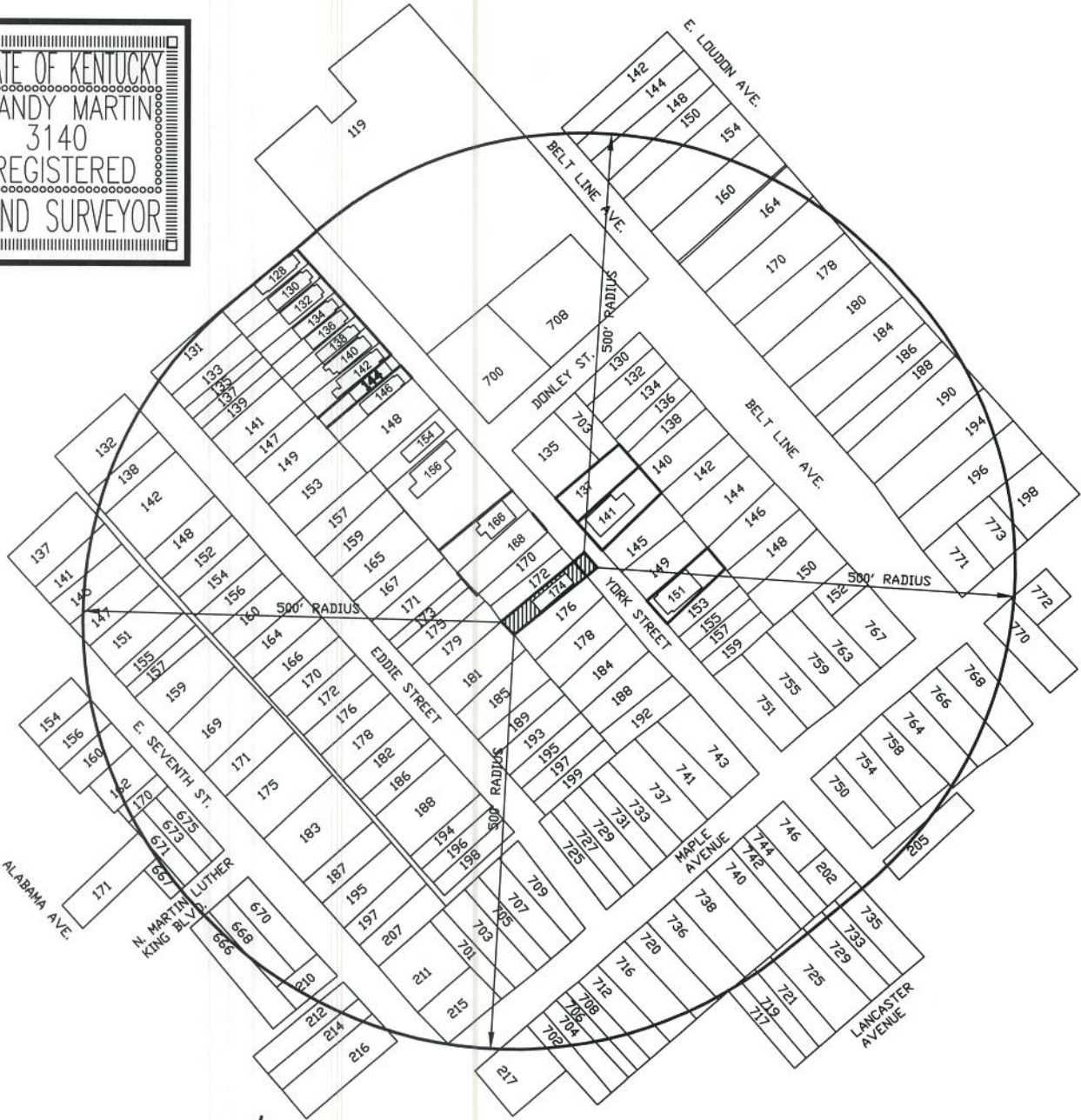
Applicant Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Owner Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
 1806 Cantrill Drive / Lexington, Ky.

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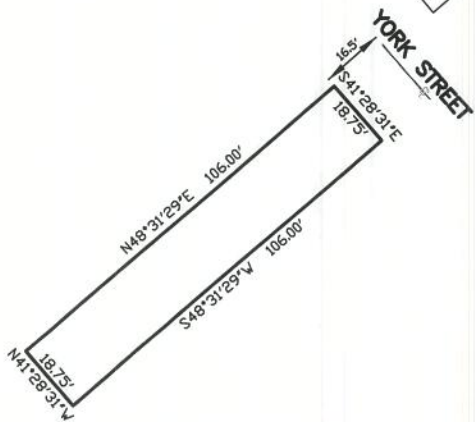




NOTIFICATION AREA MAP AREA 5

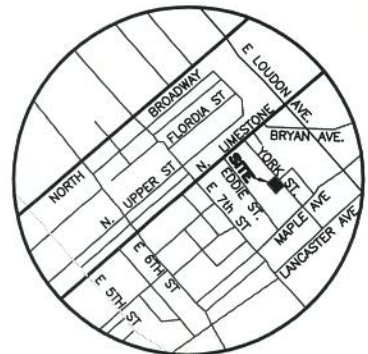
SCALE: 1" = 200'

GROSS AREA: 0.0527 AC.
NET AREA: 0.0456 AC.



PROPERTY MAP

SCALE: 1" = 50'



VICINITY MAP

ZONE CHANGE REQUESTED FROM:
R-3 (SINGLE FAMILY RESIDENTIAL)
TO
PUD-2 (LUIGART PLANNED UNIT DEV. 2)

ZOMAR

NoLi CDC Corporation

Property Address: 174 YORK ST.
Lexington, Kentucky 40508

Applicant Address: NoLi CDC Corporation
714 N. Limestone St. / Lexington, Ky. 40508

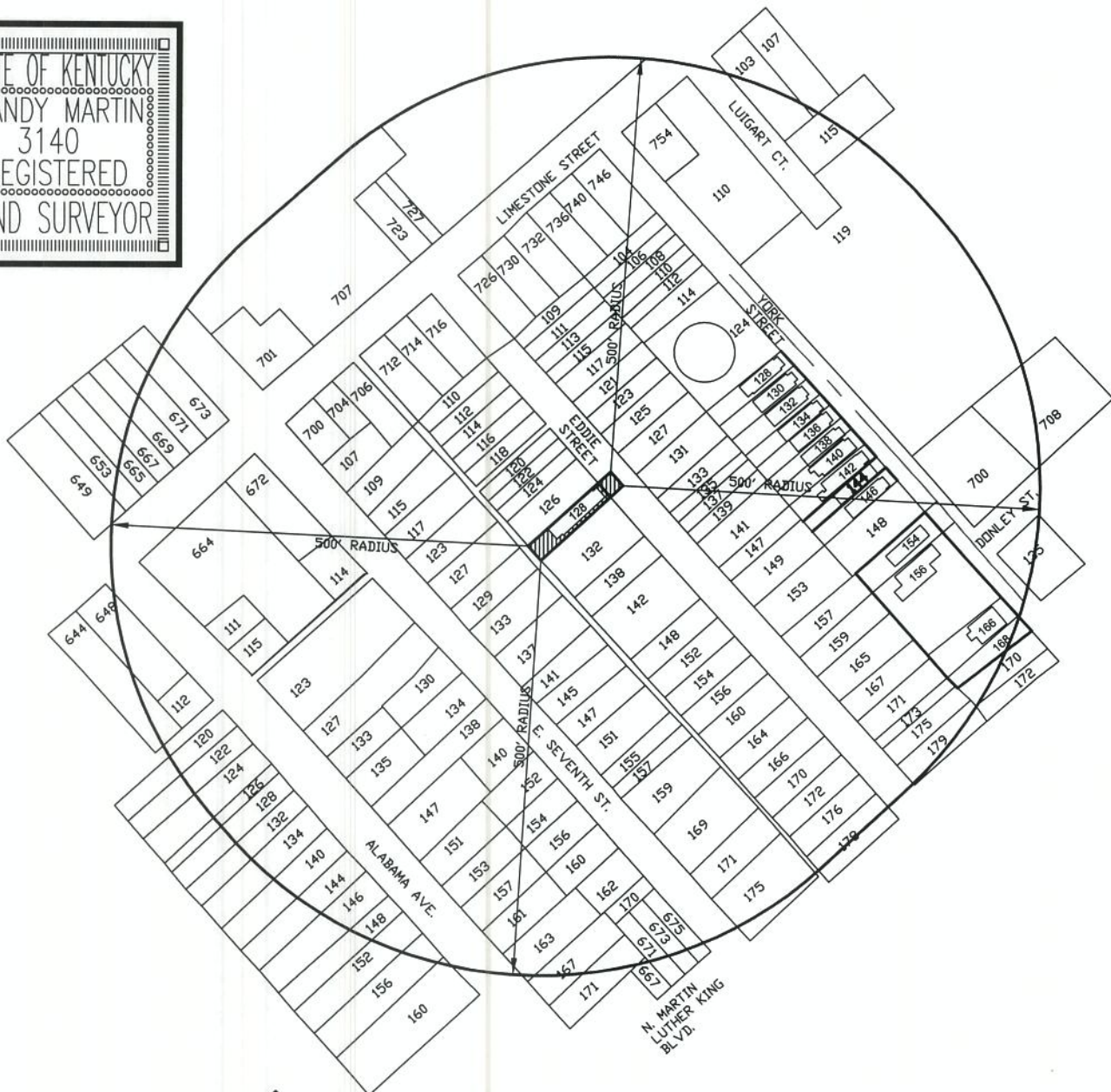
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714 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
1806 Cantrill Drive / Lexington, Ky.

Date Filed: April 2, 2015



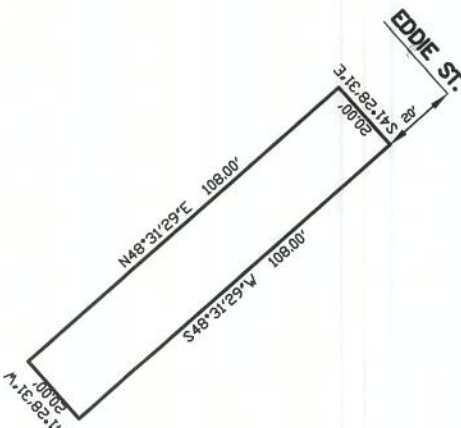
STATE OF KENTUCKY
 RANDY MARTIN
 3140
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 LAND SURVEYOR



NOTIFICATION AREA MAP AREA 6

SCALE: 1" = 200'

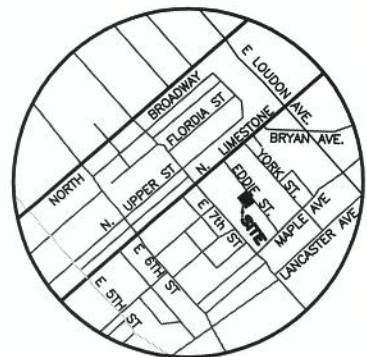
GROSS AREA: 0.0588 AC.
 NET AREA: 0.0496 AC.



PROPERTY MAP

SCALE: 1" = 50'

ZONE CHANGE REQUESTED FROM:
 R-3 (SINGLE FAMILY RESIDENTIAL)
 TO
 PUD-2 (LUGART PLANNED UNIT DEV. 2)



VICINITY MAP

N.T.S.

ZOMAR

NoLi CDC Corporation

Property Address: 128 EDDIE ST.
 Lexington, Kentucky 40508

Applicant Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Owner Address: NoLi CDC Corporation
 714 N. Limestone St. / Lexington, Ky. 40508

Prepared By: Randy Martin
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