

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Harrods Club, LLC, 310 West Short St, Lexington, KY 40507 859-576-7283
OWNER:	Same
ATTORNEY:	Adrian Mendiondo 301 E. Main St, STE. 800, Lexington, KY 40507 859-296-2300

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

1167 Appian Crossing Way, Lexington, KY 40517

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-4	Townhouses	R-4	Zoning	0.978	1.108

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Single Family Home	R-2
East	Townhouses	R-3
South	Townhouses	R-4
West	Townhouses	R-4

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 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 type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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 checked="" type="checkbox"/> Other
Refuse Collection	<input checked="" type="checkbox"/> LFUCG	<input type="checkbox"/> Other		
Utilities	<input checked="" type="checkbox"/> Electric	<input 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...	<input checked="" type="checkbox"/> in agreement with the Comp. Plan	<input type="checkbox"/> more appropriate than the existing zoning	<input checked="" type="checkbox"/> due to unanticipated changes.
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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 <input checked="" type="checkbox"/> OWNER or <input type="checkbox"/> HOLDER of an agreement to purchase this property since _____.	
APPLICANT <u></u>	DATE <u>8/5/13</u>
OWNER _____	DATE _____
LFUCG EMPLOYEE/OFFICER, if applicable _____	DATE _____

August 5, 2013

LFUG Planning Commission
101 E. Vine St
Lexington, KY 40507

Re: Removal of conditional zoning for 1167 Appian Crossing Way

Dear Members of the Planning Commission:

Harrods Club, LLC is the owner of 1167 Appian Crossing Way and has submitted an application to remove the conditions added during the zone change completed in 2006. The current zoning for the property is R-4 High Density Apartment.

The property is located in the Jonestown area which originally consisted of scattered housing on various sized lots; many larger lots that were originally used as small farms. Over the past several decades these lots have ben redeveloped into small single family homes, townhouses and apartments. Currently the property is bordered to the north by a R-2 zoned lot with a single family residence. To the east is a property zoned R-3 that currently has townhouses and recently was approved to add two apartment buildings. To the south and east is a property zoned R-4 with existing townhouses and vacant land. The owners of the property to the east, 1145 & 1156 Appian Crossing Way, have submitted a plan to build apartments.

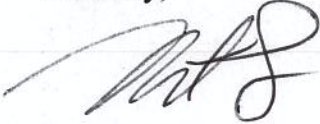
The justification for the removal of this conditional approval is substantial agreement with the Comprehensive Plan, particularly the 2007 Comprehensive Plan Land Use Map showing this as High Density Residential. In addition, there have been unanticipated changes to the area, namely the approval of adjoining property for use as apartments. As part of the zone change approval the property was limited to 17 units and was restricted to townhouses. At the time Harrods Club was planning to build 3 bedroom townhouses, for a totally of 51 bedrooms. While Harrods Club, LLC is requesting more units, it is proposing 30 total bedrooms for overall fewer bedrooms despite more units. Due to this large reduction in bedrooms, the overall impact of the development on the existing infrastructure should be lower than the currently approved plan.

August 6, 2013

The proposed apartments are appropriate for this site as much of Appian Crossing Way currently is apartments, with Forest Green Apartments spanning both sides of the road and two new apartment buildings being approved for construction on the adjoining properties.

In conclusion, we respectfully request consideration and approval of this request.

Sincerely,

A handwritten signature in black ink, appearing to be 'RS', written over a horizontal line.

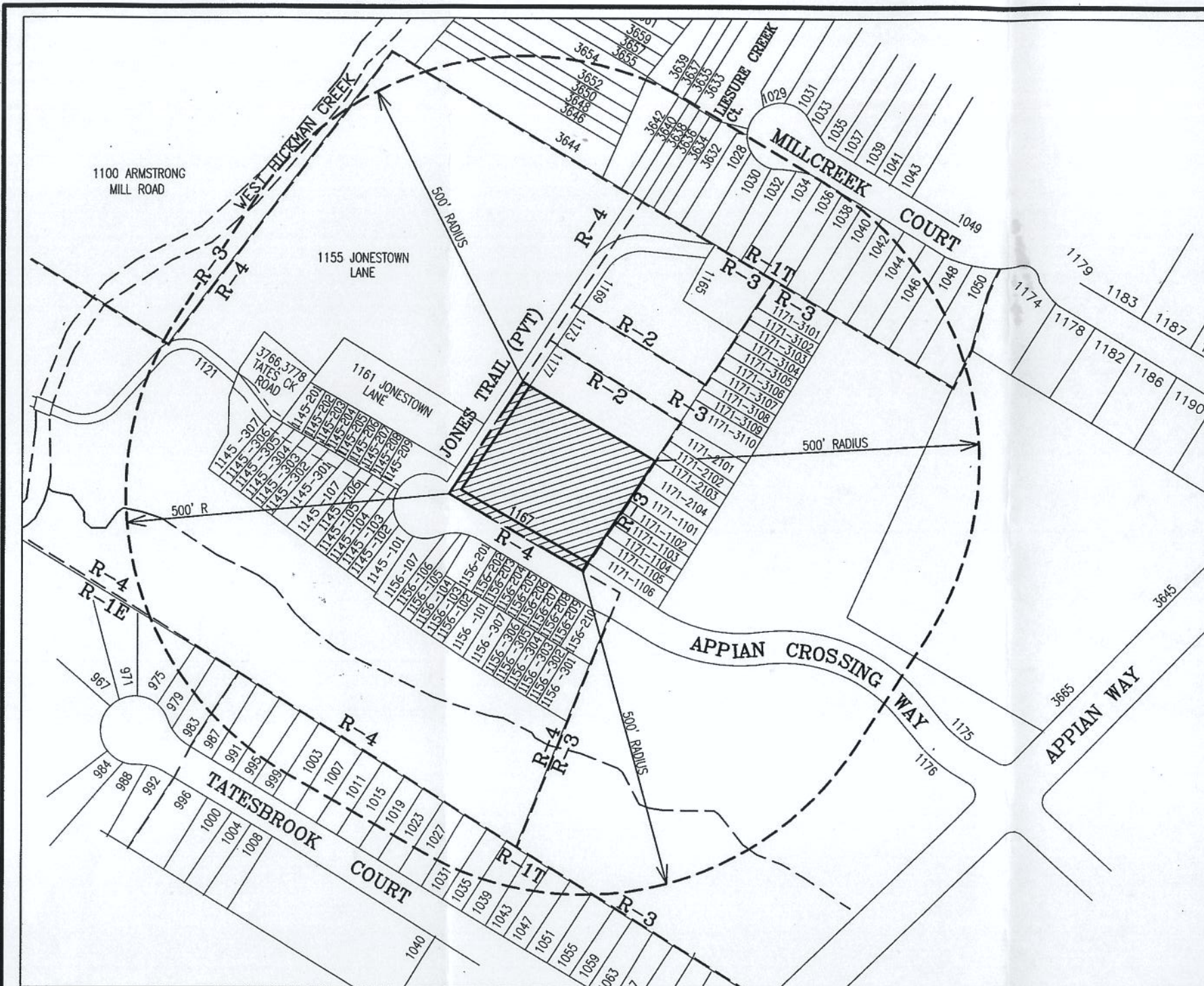
Robert Sims
Harrods Club, LLC
310 West Short St
Lexington, KY 40507
(859) 576-7283

HARRODS CLUB LLC PROPERTY
1167 APPIAN CROSSING WAY
LEXINGTON, KENTUCKY

A tract of land located in Lexington, Fayette County, Kentucky on the north side of Appian Crossing Way and east side of Jones Trail and more particularly described as follows.

Beginning at the intersection of the centerlines of Jonestown Lane (before the construction of Appian Crossing Way) and Jones Trail; thence with the center of Jones Trail N 30°53'55" E 207.93 feet; thence leaving Jones Trail S 59°08'02" E 12.00 feet to the right-of-way; thence continuing same line S 59°08'02" E 229.05 feet to line of property at 1171 Appian Crossing Way; thence with said property S 34°33'03" W 189.70 feet to the right-of-way of Appian Crossing Way; thence continuing same line S 34°33'03" W 14.75 feet to the centerline of the old Jonestown Lane; thence with the centerline of the old Jonestown Lane N 60°06'51" W 228.10 feet to the beginning.

Containing 1.108 gross acres, more or less, and 0.978 net acres, more or less.



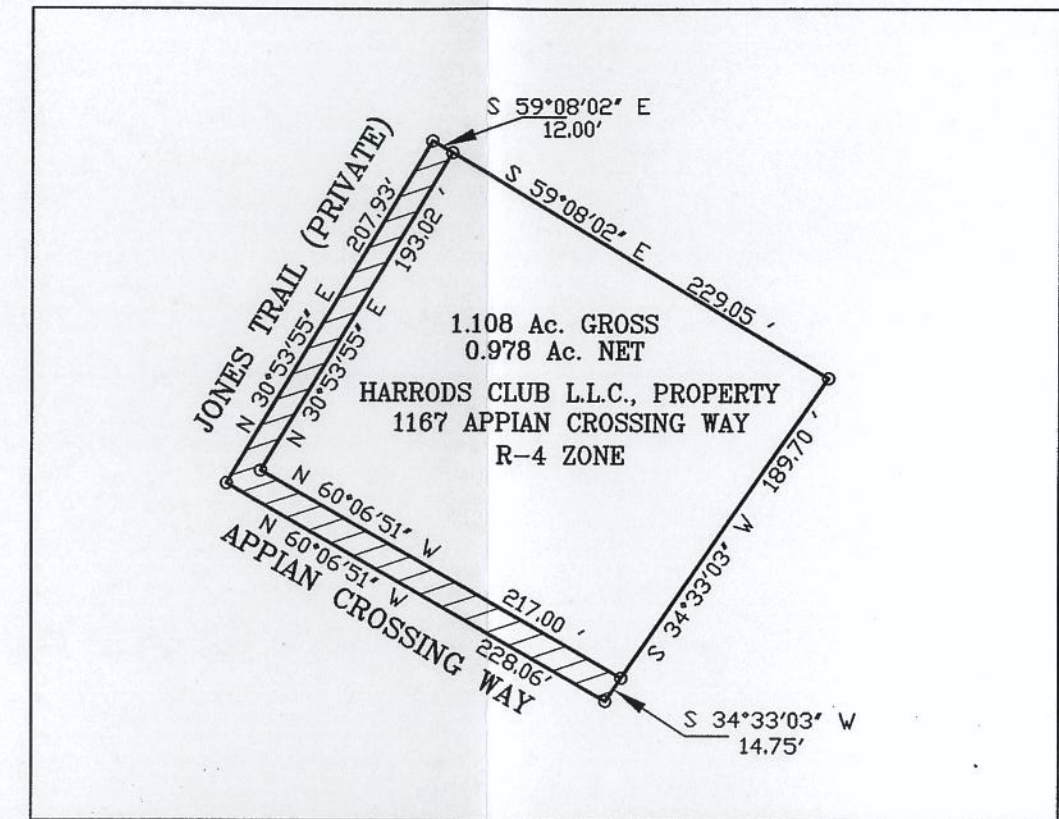
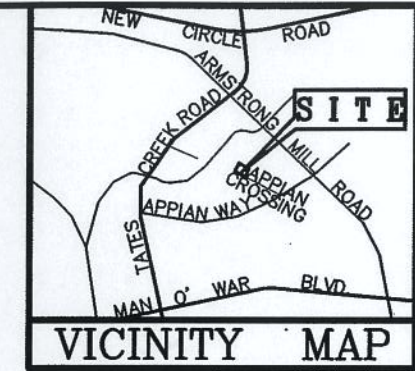
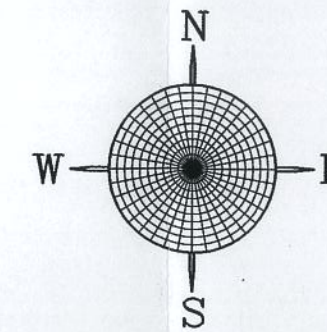
NOTIFICATION AREA MAP

SCALE: 1" = 200'

BRENT COMBS, ENGINEER

110 EAST MAIN STREET
 GEORGETOWN, KY. 40324
 (859) 699-6800

STATE OF KENTUCKY
 BRENT COMBS
 2402
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR
Brent Combs
 8-19-13



PROPERTY INFORMATION MAP

SCALE: 1" = 100'

NOTE:
 PROPERTY INFORMATION MAP IS BASED ON RECORDED DEED AND PREVIOUSLY RECORDED PLAT @ PLAT CAB.'K', SLD. 891.

NOTE:
 GROSS AREAS ARE BASED ON PREVIOUS CENTERLINE OF JONESTOWN LANE WHICH WAS 'EXISTING' AT TIME OF PREVIOUS ZONE CHANGES.

TITLE: JONES SUBDIVISION (HARRODS CLUB, L.L.C.)	ZONE	NET	GROSS
PROPERTY ADDRESS : 1167 APPIAN CROSSING WAY	R - 4	0.978 Ac.	1.108 Ac.
APPLICANT : HARRODS CLUB, LLC			
ADDRESS : 310 W. SHORT STREET LEXINGTON, KENTUCKY 40507			
OWNER : HARRODS CLUB, LLC			
PREPARED BY : BRENT COMBS, PE, PLS			
DATE FILED : JULY 24, 2013			