

MAR 2015-14

Date Received 7/6/15

Pre-Application Date 6/16/15

Filing Fee \$ 550.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Gulfstream Enterprises, LLC	2960 Fairview Drive Owensboro, KY 42303 Phone: (270) 663-2325
OWNER:	Kentucky Nickel Investments LLC	601 S. Floyd Street, Suite 407 Louisville, KY 40202 Phone: (270) 663-2325
ATTORNEY:	Job D. Turner, III	300 W. Vine Street, Suite 1200 Lexington, KY 40507 Phone: (859) 231-8500

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

(a) 1750 Pleasant Ridge Drive; (b) 2008 Bryant Rd.; (c) 2024 Bryant Rd.; (d) 1976 Justice Dr.

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
(a) B-6P	Planned Shopping Ctr	B-5P	Planned Hotel	1.15	1.29
(b) B-6P	Planned Shopping Ctr	B-5P	Planned Hotel	1.18	1.52
(c) B-6P	Planned Shopping Ctr	B-5P	Planned Hotel	1.30	1.44
(d) B-6P	Planned Shopping Ctr	B-5P	Planned Hotel	1.03	1.16

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Interchange Business/Hotel	B-5P
East	Planned Shopping Ctr & Interchange Business/Hotel	B-6P & B-5P
South	Single Family Residential	R-1E
West	Interchange Business & Planned Shopping Ctr	B-5P & B-6P

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 Gulfstream Enterprises LLC by [Signature] DATE 7/6/15

OWNER Kentucky Nickel Investments LLC by [Signature] DATE 7/6/15

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

July 6, 2015

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

Re: Gulfstream Enterprises MAR Application

Dear Planning Commission Members:

Attached is the MAR application for Gulfstream Enterprises, LLC for properties located at 1750 Pleasant Ridge Drive, 2008 Bryant Road, 2024 Bryant Road and 1976 Justice Drive (collectively, "Subject Property"). This is an application for the zone change to those properties from a planned shopping center (B-6P) zone to an interchange service business (B-5P) zone. The Subject Property is currently vacant and was recently purchased by an affiliate of the applicant. As shown on the also filed preliminary development plan for the Subject Property, the applicant wishes to develop the Subject Property as two hotels, one being 125 rooms and the other being 100 rooms.

As noted in the application, the property to the north is utilized as interchange business/hotel, the property to the east is currently zoned B-6P and B-5P for uses of planned shopping center and business/hotel, and the property to the south is single family residential. The property to the west is zoned B-5P and B-6P interchange business and planned shopping center. The Subject Property as indicated above is currently zoned B-6P and had previously been zoned B-5P.

The zone change request is in compliance with the 2013 comprehensive plan and has long been designated in previous comprehensive plans for highway interstate interchange business activities because of its close proximity to the Man O' War, I-75 interchange. The proposed use for hotels would be consistent with the hotel and interstate service uses of the surrounding properties. Additionally, such proposed use would promote urban and rural tourism, as well as develop vacant land for a use which is compatible with surrounding uses, all is noted in the 2013 comprehensive plan.

BINGHAM GREENEBAUM DOLL LLP

Lexington-Fayette Urban County Planning Commission

July 6, 2015

Page 2

For the reasons set forth herein and the attached application, we respectfully request a recommendation of approval for the zone change requested for the Subject Property and approval of the preliminary development plan associated therewith. Should you need additional information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Job D. Turner, III". The signature is written in dark ink and is positioned to the right of the typed name.

Job D. Turner, III

JDT/jle2

Enclosure

16174159_1.docx

LEGAL DESCRIPTION

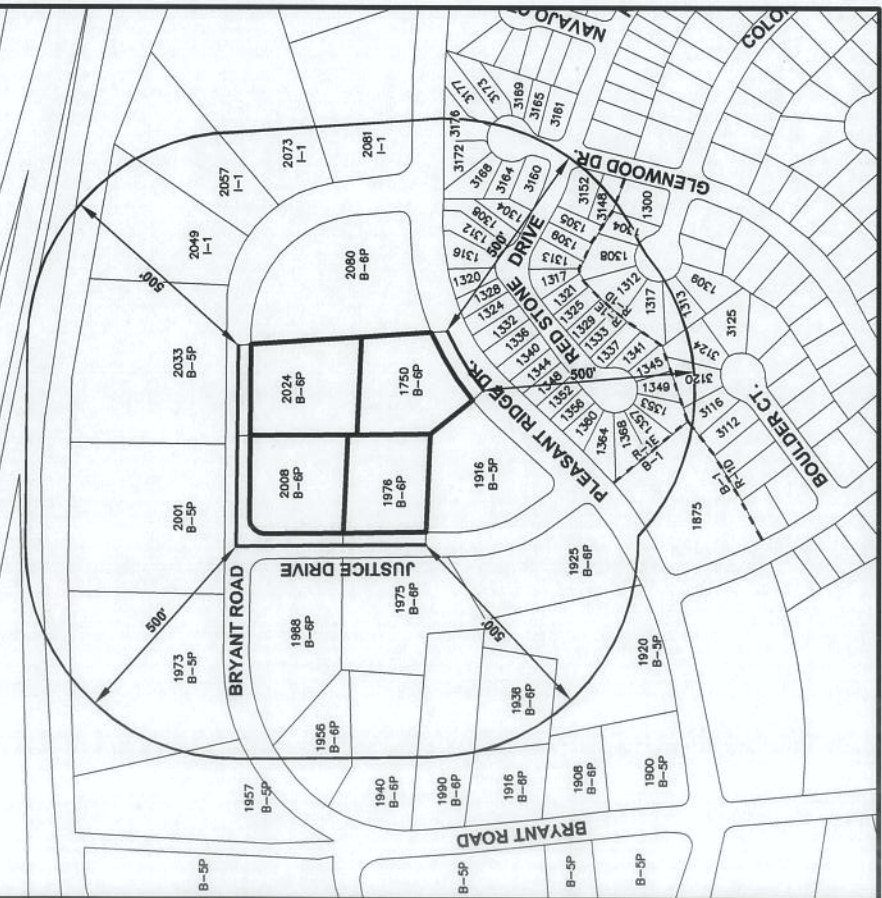
Kentucky Nickel Investments, LLC Property
Zone Change from B-6P to B-5P
1750 Pleasant Ridge Drive, 2008 Bryant Road,
2024 Bryant Road, 1976 Justice Drive
Lexington, Fayette County, Kentucky

Beginning at a point being at the intersection of the centerline of Bryant Road with the centerline of Justice Drive; thence S 47° 27' 39" E for 472.87', to a point, said point being in line with the southeast property line of 2024 Bryant Road; thence S 38° 03' 05" W for 491.08', to a point, said point being in the centerline of Pleasant Ridge Drive; thence in a curve to the left a chord of S 79° 48' 27" W for a chord distance of 163.24' and having a radius of 595.12', in all an arc distance of 163.75' to a point, said point being in line with the west line of 1750 Pleasant Ridge Drive, thence N 02° 20' 54" E for 161.21' to a point, said point being in the south line of 1976 Justice Drive; thence N 45° 26' 10" W for 260.41' to a point, said point being in the centerline of Justice Drive; thence N 41° 22' 02" E for 444.68' to the point of beginning, containing a gross area of 5.41 acres, and a net area of 4.66 acres.

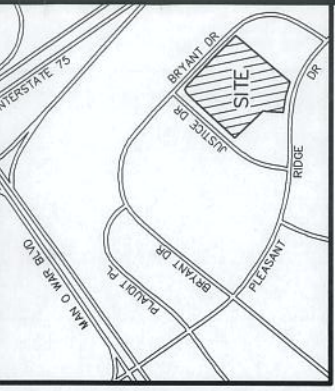
NOTIFICATION AREA MAP

SCALE: 1"=300'

INTERSTATE 75



VICINITY MAP



CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	35.00'	55.69'	N 86°57'11" E	50.00'
C2	630.12'	186.06'	S 79°13'52" W	185.39'
C3	595.12'	163.75'	S 79°48'27" W	163.24'

MAN O WAR UNIT 2A

PROPERTY ADDRESS: JUSTICE DRIVE # 1976
 BRYANT ROAD # 2008, 2024
 PLEASANT RIDGE DR. # 1750

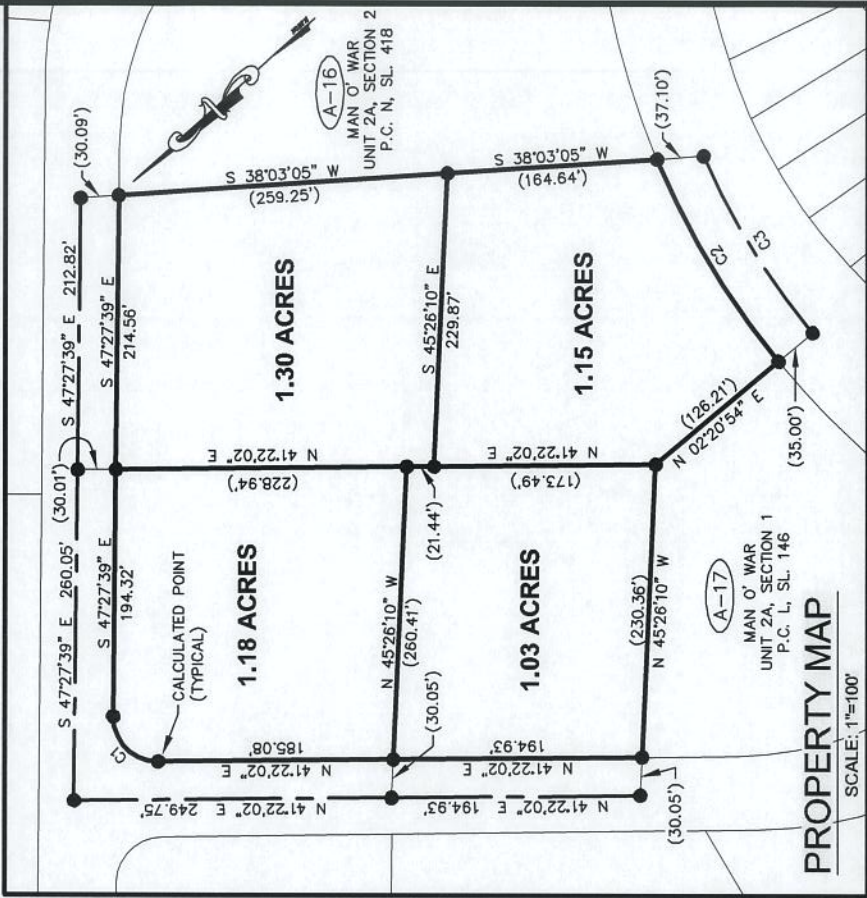
FROM TO NET GROSS
 B-6P B-5P 1.03 AC. 1.16 AC.
 B-6P B-5P 2.48 AC. 2.98 AC.
 B-6P B-5P 1.15 AC. 1.29 AC.
TOTAL 4.66 AC. 5.41 AC.

OWNER: KENTUCKY NICKEL INVESTMENTS, LLC.
 601 S. FLOYD ST. STE. 407
 LOUISVILLE, KY 40202

APPLICANT: GULFSTREAM ENTERPRISES, LLC.
 2960 FAIRVIEW DRIVE
 OWENSBORO, KY 42303

PREPARED BY: BRYANT ENGINEERING, INC.

REVISED 07-09-2015



PROPERTY MAP

SCALE: 1"=100'

STATE OF KENTUCKY
 J. WILLIAM WHEELER, JR.
 LICENSED PROFESSIONAL LAND SURVEYOR

PREPARED BY:



1535 FEDERICA STREET - P.O. BOX 21382
 OWENSBORO, KENTUCKY 42304

270-685-2811

PROPERTY INFORMATION MAP

MAN O WAR UNIT 2A

06-30-2015