

MAP AMENDMENT REQUEST (MAR) APPLICATION

1. CONTACT INFORMATION (Name, Address, City/State/Zip & Phone No.)

Applicant: David Myers, Kentucky Lodging and Development Co, Inc., 150 Scenic View Drive, Corbin, KY 40701
Owner(s): AMRUTLAL M PATEL, SHANTILAL B PATEL, AND GHANSHYAMBHAI B PATEL 1415 SUGAR CREEK CIR, NASHVILLE, TN 37214
Attorney: Glenn Price and Tanner Nichols, Frost Brown Todd, LLC, 400 West Market Street Suite 3200, Louisville, KY 40202

2. ADDRESS OF APPLICANT'S PROPERTY

2167 BROADWAY, LEXINGTON, KY

3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY

Zoning	Existing		Requested		Acreage	
	Zoning	Use	Zoning	Use	Net	Gross
B-5P		Vacant	B-3	Retail	0.745	1.357

4. 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 type="checkbox"/> NO

5. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided)

Roads:	LFUCG
Storm Sewers:	LFUCG
Sanity Sewers:	To Be Constructed
Refuse Collection:	LFUCG
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



November 21, 2016

Lexington Fayette Urban County Planning Commission
101 East Vine Street
Lexington, Kentucky 40507

Re: Application for B-3 Zoning for 2167 North Broadway

Dear Members of the Planning Commission:

We represent James D. Myers and Kentucky Lodging and Development Company, Inc., which has a contract to purchase the lot at 2167 North Broadway in Lexington (the "Property"). The Property is an empty lot located just off Interstate 64 at Exit 113. Our client desires to rezone the Property from the current Interchange Service Business Zone ("B-5P") to a Highway Service Business Zone ("B-3"). The Property is proposed to be redeveloped to more effectively serve the surrounding property and neighborhoods in accord with the goals and objectives of the 2013 Comprehensive Plan (the "Plan") as further explained below.

The Property is currently zoned B-5P to permit the establishment of limited commercial facilities at limited access highway interchange areas so that the traveling public is provided with transient services; however, the current zoning does not allow for retail sales except for limited convenience type merchandise in an enclosed building not exceeding 3,000 square feet and in connection with the sale of fuel. The existing zoning has left the property undeveloped for almost 50 years.

We submit that the property is consistent with the Plan and that B-5P is no longer appropriate. A zone B-3 is more appropriate. The proposed change in zoning would allow expanded retail sales and provided for the economic vitality of the surrounding neighborhoods and the community at large. The new zoning could allow the Property to meet the needs of the traveling public as well as the citizens of Lexington in the residential neighborhoods near the Property. B-3 zoning is not out of character for the area and would match the zoning at 429, 431 and 443 Haggard Lane.

Our proposal for the zoning change meets the requirements of KRS 100.213 and is in agreement with the Plan based on the following:

Theme A - Growing Successful Neighborhoods

Goal 2 of Growing Successful Neighborhoods is to support infill and redevelopment

throughout the 50,000 plus acres in the Urban Service Area (“USA”) as a strategic component of growth. This goal is accomplished by identifying the Property as an opportunity to promote land that has been underutilized and where the infrastructure is already in place. The future development at the Property meets this goal and would support nearby neighborhoods by allowing easy access to expanded retail merchandise.

Goal 3 of Growing Successful Neighborhoods is to provide well designed neighborhood and communities which includes providing enhancements to existing neighborhoods. The new development at the Property would allow additional shopping options in close proximity to almost 3,000 residents of the Joyland Neighborhood. The nearby location will be walkable for some residents and cut down travel time for others thus reducing a carbon footprint.

Theme C - Creating Jobs and Prosperity

Goal 1 of Creating Jobs and Prosperity is to support and showcase local assets to further the creation of a variety of jobs. The Plan notes that a variety of employment is necessary to lead to prosperity for all citizens. The Plan makes special mention of living near your workplace and clearly this infill development would allow new job opportunities for nearby residents. Per page 74 of the Plan – “Adaptive reuse, infill, and redevelopment are not only about preserving farms and important buildings and making better use of infrastructure. They are also about putting jobs where people live. Many of Lexington’s businesses – large and small – can thrive as neighbors in and near neighborhoods. Land use regulations should enable opportunities to live where you work.”

Theme E - Maintaining a Balance between Planning for Urban Uses & Safeguarding Rural Land

Goal 1 of maintaining a balance between planning for urban uses and safeguarding rural land is to uphold the USA concept. The goal requires the absorption of vacant or under-utilized land in the USA. The development of this Property meets that goal and provides support for existing neighborhoods. Per page 101 of the Plan – “Infill and redevelopment should help neighborhoods and achieve a mix of uses that support and enhance a citizen’s daily life.”

In conclusion, we submit our proposal and request for the zoning change is consistent with applicable goals and objectives of the Plan. We believe this zoning change and development will allow reasonable expansion of retail opportunities in an underserved portion of the USA. This type of infill is important to maintain the footprint of the USA and make Lexington a more desirable location to live and work. We look forward to presenting the application and discussing it with you. Thank you for your consideration.

Respectfully submitted,



Tanner Nichols