

MAR 2014-12

Date Received 6/2/14

Pre-Application Date 8/21/14

Filing Fee \$ 130.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	KROGER LIMITED PARTNERSHIP 1, 1600 Ormsby Station Ct., Louisville, KY 40223
OWNER:	MEADOWTHORPE STATION LLC, 11501 Northlake Dr., Cincinnati, OH 45249
ATTORNEY:	BRUCE SIMPSON, 300 West Vine, Ste. 2100, Lexington, KY 40507, 859-231-3000

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

1590, 1600 & 1610 Leestown Road

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
B-1	Shopping Center	B-6P	Shopping Center	13.581	14.029

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Single Family Homes	
East	Industrial, Commercial and Offices	
South	Industrial, Commercial and Offices	
West	Homes, Apartments & Offices	

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 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 [Signature] Attorney for Kroger Limited Partnership DATE 6/2/14

OWNER Meadowthorpe Station LLC, a Delaware limited liability company DATE 05/23/14

By: [Signature], its Vice President

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____



**STOLL
KEENON
OGDEN**

PLLC

300 WEST VINE STREET
SUITE 2100
LEXINGTON, KY 40507-1801
MAIN: (859) 231-3000
FAX: (859) 253-1093

T. BRUCE SIMPSON, JR.
DIRECT DIAL: (859) 231-3621
DIRECT FAX: (859) 259-3521
bruce.simpson@skofirm.com

June 2, 2014

Mike Owens
Chairman, LFUCG Planning Commission
Phoenix Building
101 E. Vine St., 7th Floor
Lexington, KY 40507

HAND DELIVERY

Re: Zone Map Amendment Request for 1590, 1600 and 1610 Leestown Road
(Lots 3, 4 & 5)

Dear Chairman Owens,

I represent Kroger Limited Partnership 1 in connection with its application for a zone map amendment request for property located at 1590, 1600 and 1610 Leestown Road (Lots 3, 4 and 5). The existing zoning is Neighborhood Business (B-1), and the requested zoning is Planned Shopping Center (B-6P). The purpose of this zone change is to allow an expansion of the existing Kroger store from 45,969 square feet to 79,644 square feet. However, there will only be 16,658 square feet of additional building area constructed on this property because the rest of the expansion will utilize existing building area.

This application is consistent with the 2013 Comprehensive Plan, which has for many years recommended neighborhood business uses. The Kroger Company has been renovating and upgrading all of its stores in Kentucky over the past several years to better serve its customers. Prior to the filing of this application, we met with the Meadowthorpe Neighborhood Association, whose members have been longstanding patrons of the existing grocery store.

I look forward to making a more formal presentation of this application during the July 24th meeting of the Planning Commission.

Thank you.

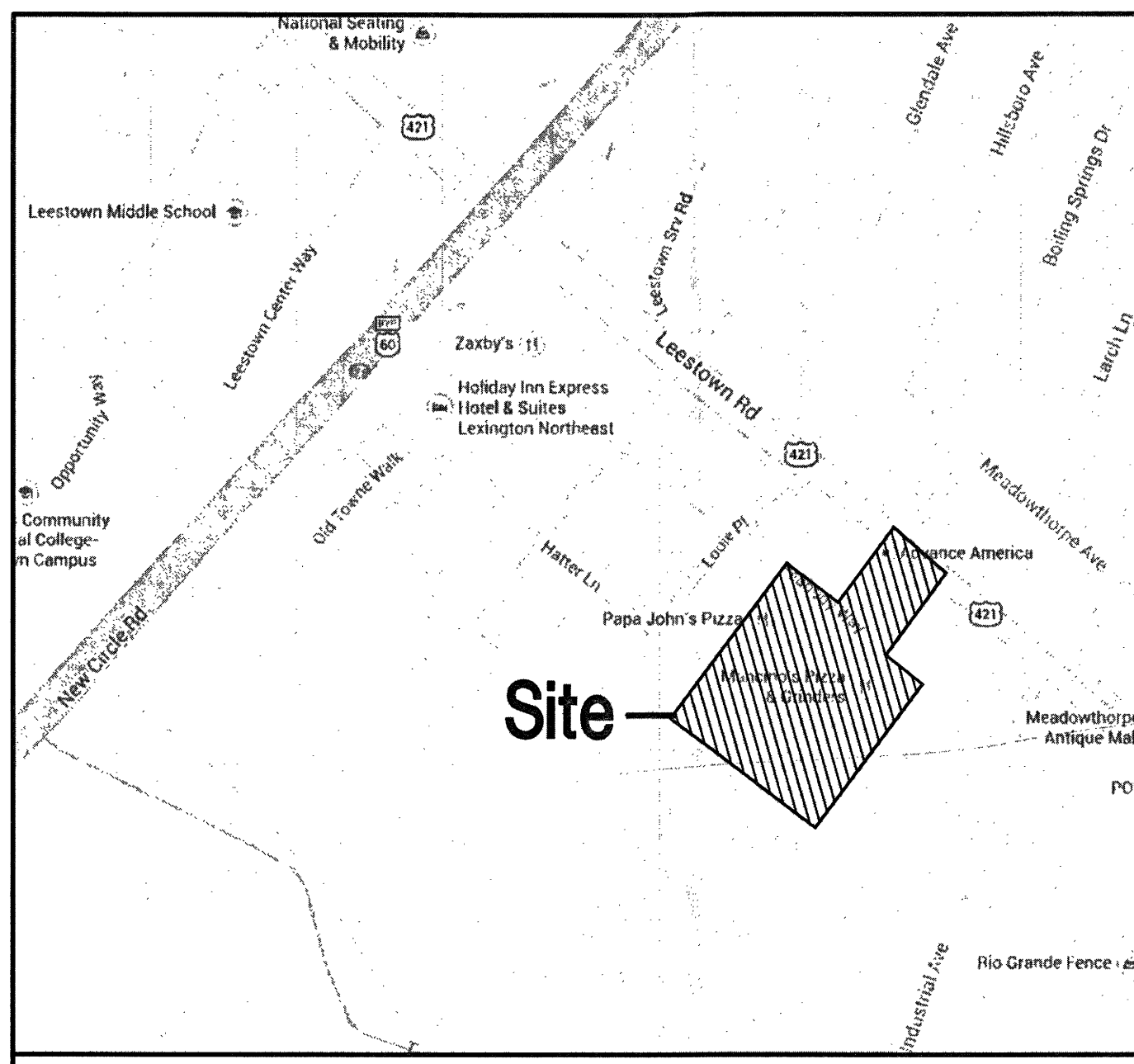
Very truly yours,

T. Bruce Simpson, Jr.

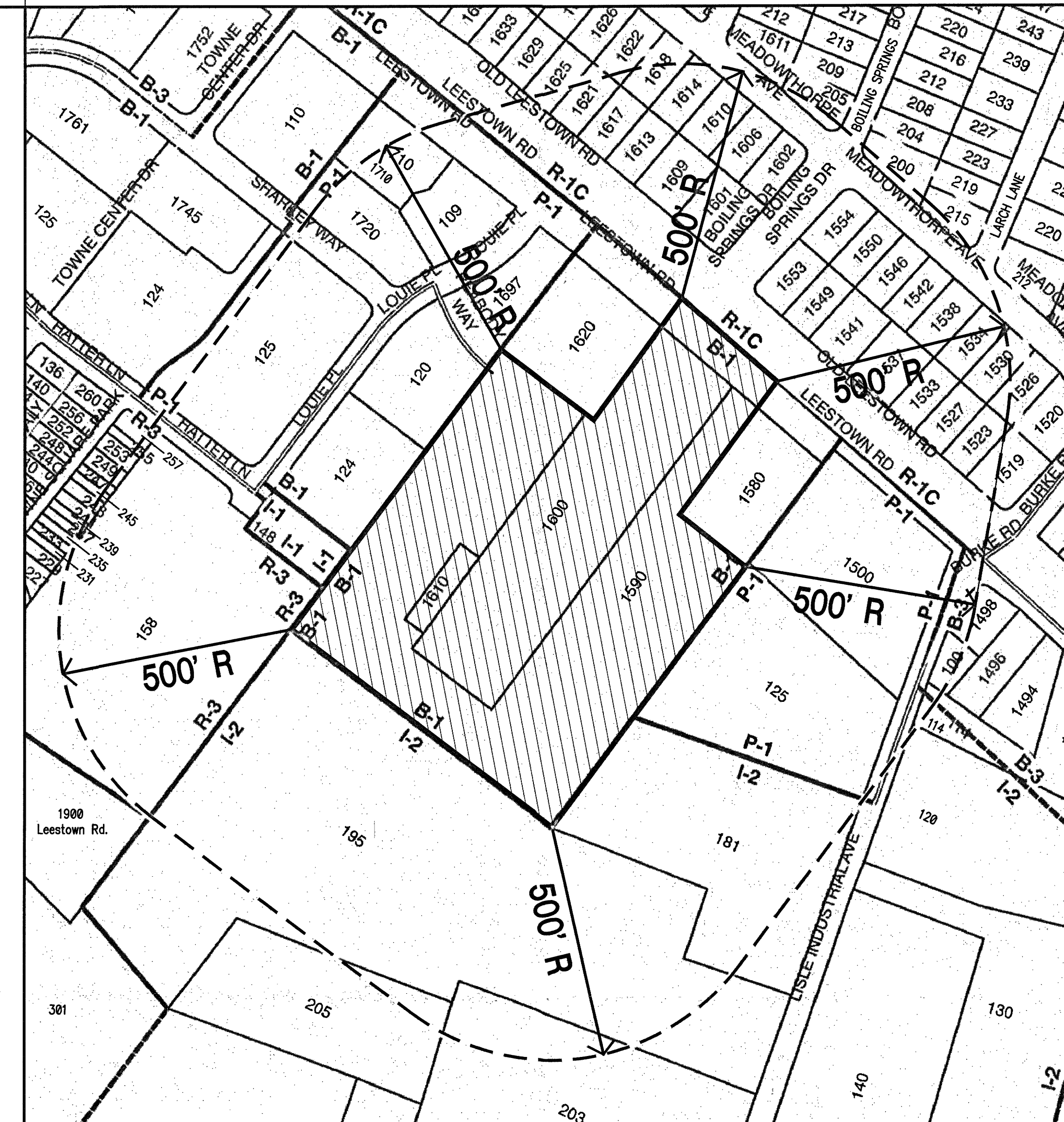
Legal Description
Meadowthorpe Manor Shopping Center
Zone Change from B-1 to B-6P
1590, 1600 & 1610 Leestown Road
Lexington, Fayette County, Kentucky

The property is all the property on lots 3,4, & 5 as described on the Plat of Arcadia Investments, Inc. as recorded in Plat Cabinet H, Slide 268 in the records of the Fayette County Clerk's Office.

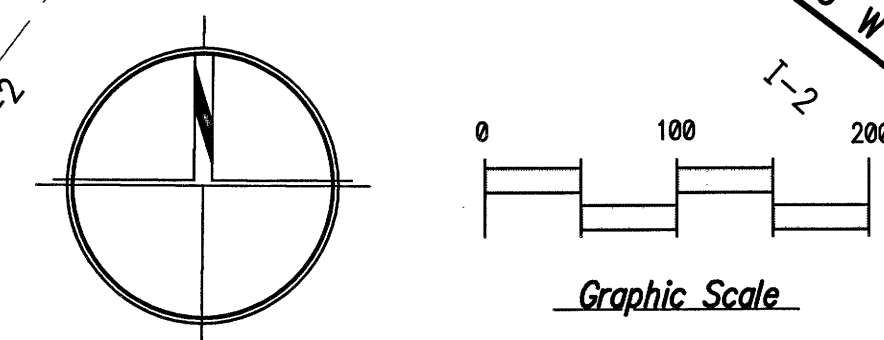
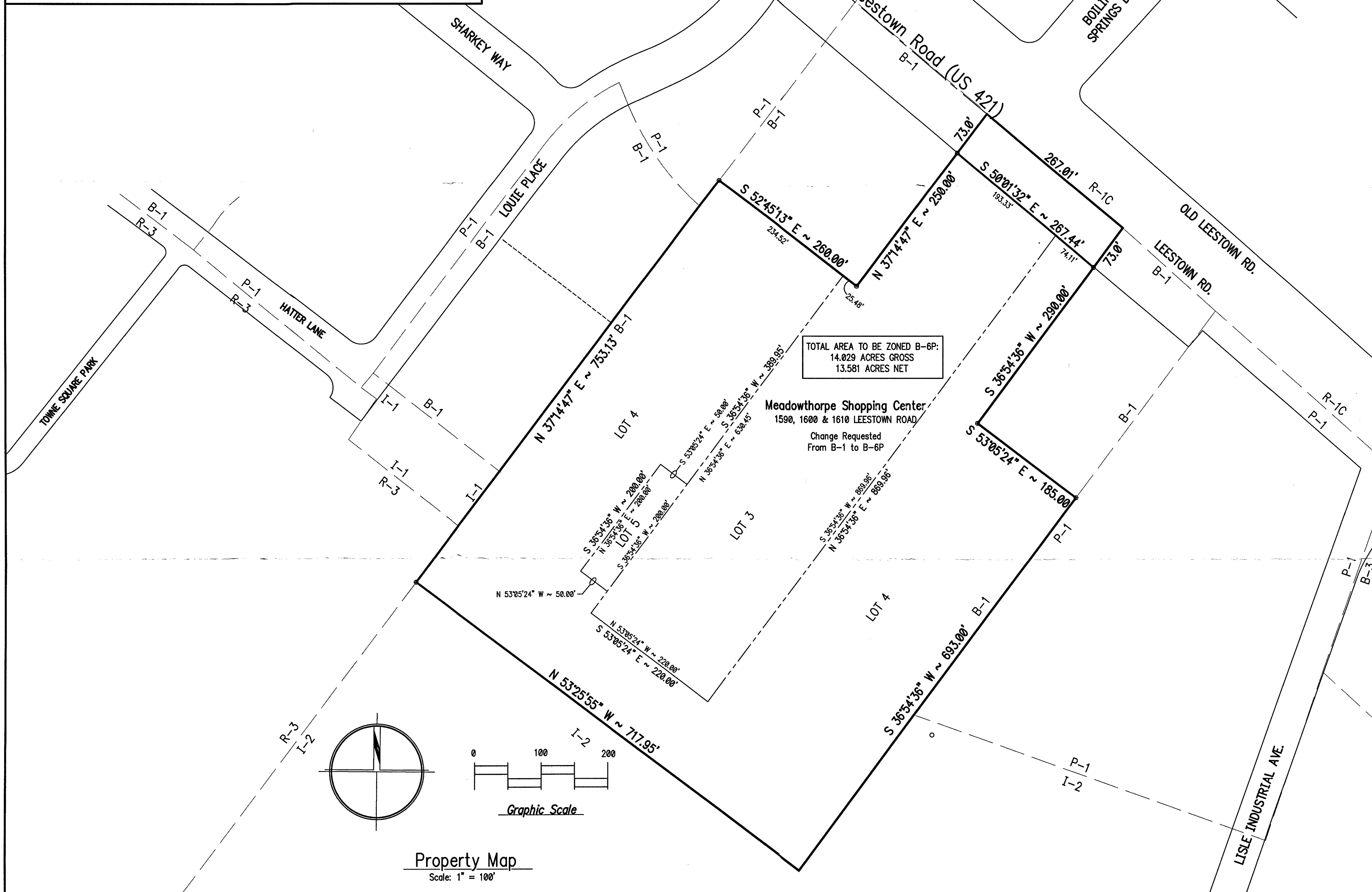
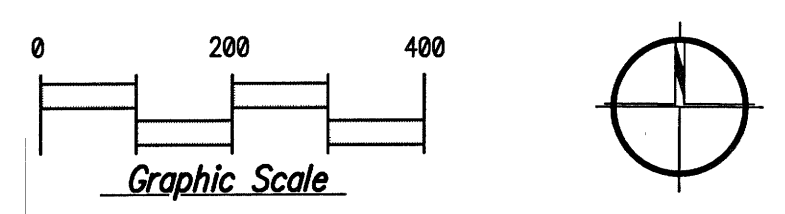
Beginning at a point a point on the South right-of-way line of Leestown Road, US Highway 421, said point being the Northwest corner of 5/3 Bank of Kentucky; thence leaving the right-of-way with the 5/3 Bank line South $36^{\circ}54'36''$ West a distance of 290.00 feet to the Southwest corner of 5/3 Bank; thence with the Southern property line of 5/3 Bank, South $53^{\circ}05'24''$ East a distance of 185.00 feet to a point on the line of Winmar Corp.; thence with the line of Winmar, South $36^{\circ}54'36''$ West a distance of 693.00 feet to a point; thence North $53^{\circ}25'55''$ West a distance of 717.95 feet to a point on the line of Sharkey Property; thence with the line of Sharkey, North $37^{\circ}14'47''$ East a distance of 753.13 feet to a point, said point being the corner to Archland Property 1 LLC; thence with the South property line of Archland, South $52^{\circ}45'13''$ East a distance of 260.00 feet to a point; thence with the East property line of Archland, North $37^{\circ}14'47''$ East a distance of 250.00 feet to a point on the South right-of-way line of Leestown Road; thence North $37^{\circ}14'47''$ East a distance of 73 feet to a point on the centerline of Leestown Road; thence with the centerline, South $50^{\circ}01'32''$ East a distance of 267.01 feet to a point; then South $36^{\circ}54'36''$ West a distance of 73.00 feet to the Point of Beginning and containing a gross area of 14.029 acres and a net area of 13.581 acres.



Vicinity Map
No Scale



Notification Area Map
Scale 1" = 200'



Property Map
Scale: 1" = 100'

TOTAL AREA TO BE ZONED B-6P:
14.029 ACRES GROSS
13.581 ACRES NET

Meadowthorpe Shopping Center
1590, 1600 & 1610 LEESTOWN ROAD
Change Requested
From B-1 to B-6P

STATE OF KENTUCKY
ROBERT W. CORNETT
2166
LICENSED
PROFESSIONAL
LAND SURVEYOR

THIS MAP WAS PREPARED BY ROBERT W. CORNETT, P.L.S. #2166
AND DOES NOT CONSTITUTE A LAND BOUNDARY SURVEY.

TITLE:	From	To	Net	Gross
Meadowthorpe Manor Shopping Center	B-1	B-6P	13.581 Ac.	14.029 Ac.
Property Address: 1590, 1600 & 1610 Leestown Rd.				
Applicant Name: Kroger Limited Partnership 1				
Address: 1600 Ormsby Station Court, Louisville, KY 40223				
Owner: Meadowthorpe Station, LLC				
Prepared by: The Roberts Group, PSC				
Date Filed: June 2nd, 2014				
			TOTAL	13.581 Ac. 14.029 Ac.