

GENERAL INFORMATION

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

APPLICANT:	Doug Charles 859-983-9334 351 United Court, Lexington, KY 40509
OWNER:	Marsha J. Charles 3537 Lyon Drive, Lexington, KY 40513
REPRESENTATIVE:	Rory Kahly 859-296-9889 EA Partners, 3111 Wall Street, Lexington, KY 40513

2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)

2100 Liberty Road

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

Zoning	Existing Use	Zoning	Requested Use	Net Acreage	Gross
B-3	Vacant Business	B-1	Adult Day Care	0.345	0.465

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Power Substation	I-1
East	Auto Dealership	B-3
South	Auto Dealership	R-1B
West	Auto Parts Business	B-3

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 type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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

6. 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

7. 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 12/12/2002.

APPLICANT _____ DATE _____
 OWNER Marsha J. Charles DATE 1/5/15
 LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

STATEMENT OF JUSTIFICATION

Doug Charles is requesting approval of a zone change for 0.345 net acres located at 2100 Liberty Road. The property is currently zoned Highway Service Business (B-3) and the request is to rezone to Neighborhood Business (B-1) in order to accommodate an Adult Day Care Facility. The existing structures shall remain. Remodeling the interior will be required.

The application is in agreement with the Comprehensive Plan. In addition, the proposed B-1 zoning is more appropriate.

The property fronts on Liberty Road near the New Circle Road intersection. It is adjoined to the east by a small car dealership, to the west by a business, and to the south by a residence associated with the car dealership. There are multi-family homes, as well as single-family homes, in the immediate vicinity. The Liberty Road corridor from New Circle Road out to the Urban Service Area Boundary has experienced a lot of residential growth. This location is more neighborhood related than highway.

The proposal is also consistent with the Comprehensive Plan's emphasis upon efficient use of land within the Urban Services Area and compatible infill development.

Theme A, Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objective A. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.

Theme C, Goal 1: Support and showcase local assets to further the creation of a variety of jobs.

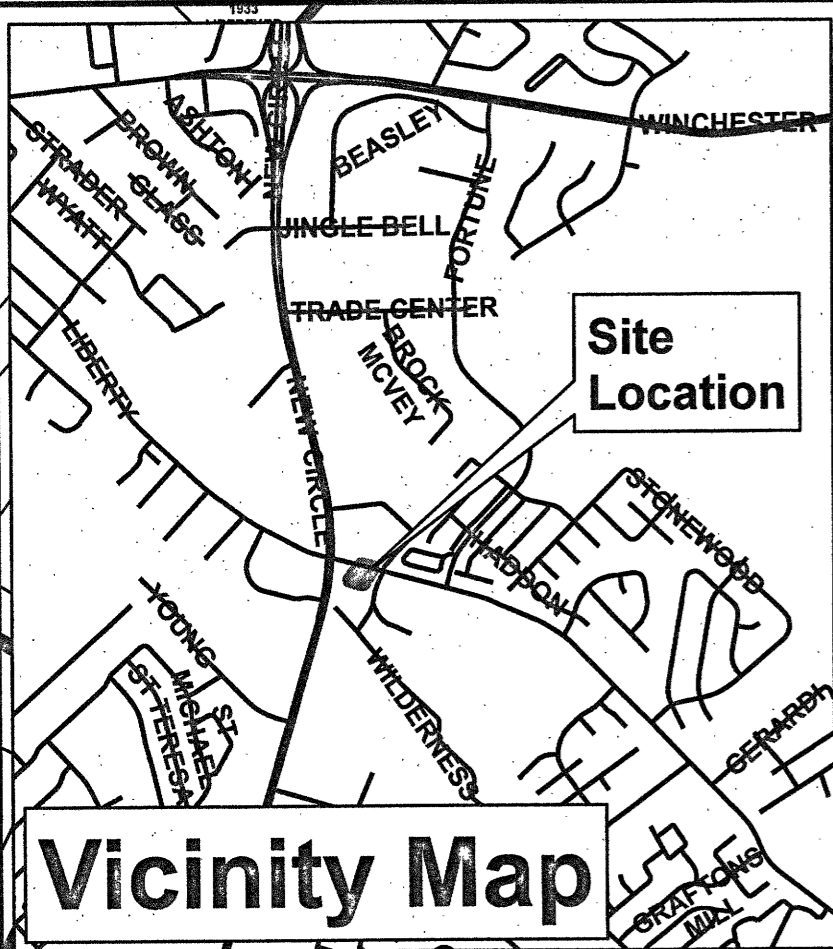
Objective D: Foster the success and growth of large employment sectors; protect and provide readily available economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.

Additionally, "Developing vacant and underperforming land in the Urban Service Area to accommodate Lexington's growth is a key component of safeguarding rural land." is stated within the Plan, Chapter 7. Further, the Plan considers infill to be throughout the Urban Services Area, not just in the downtown area.

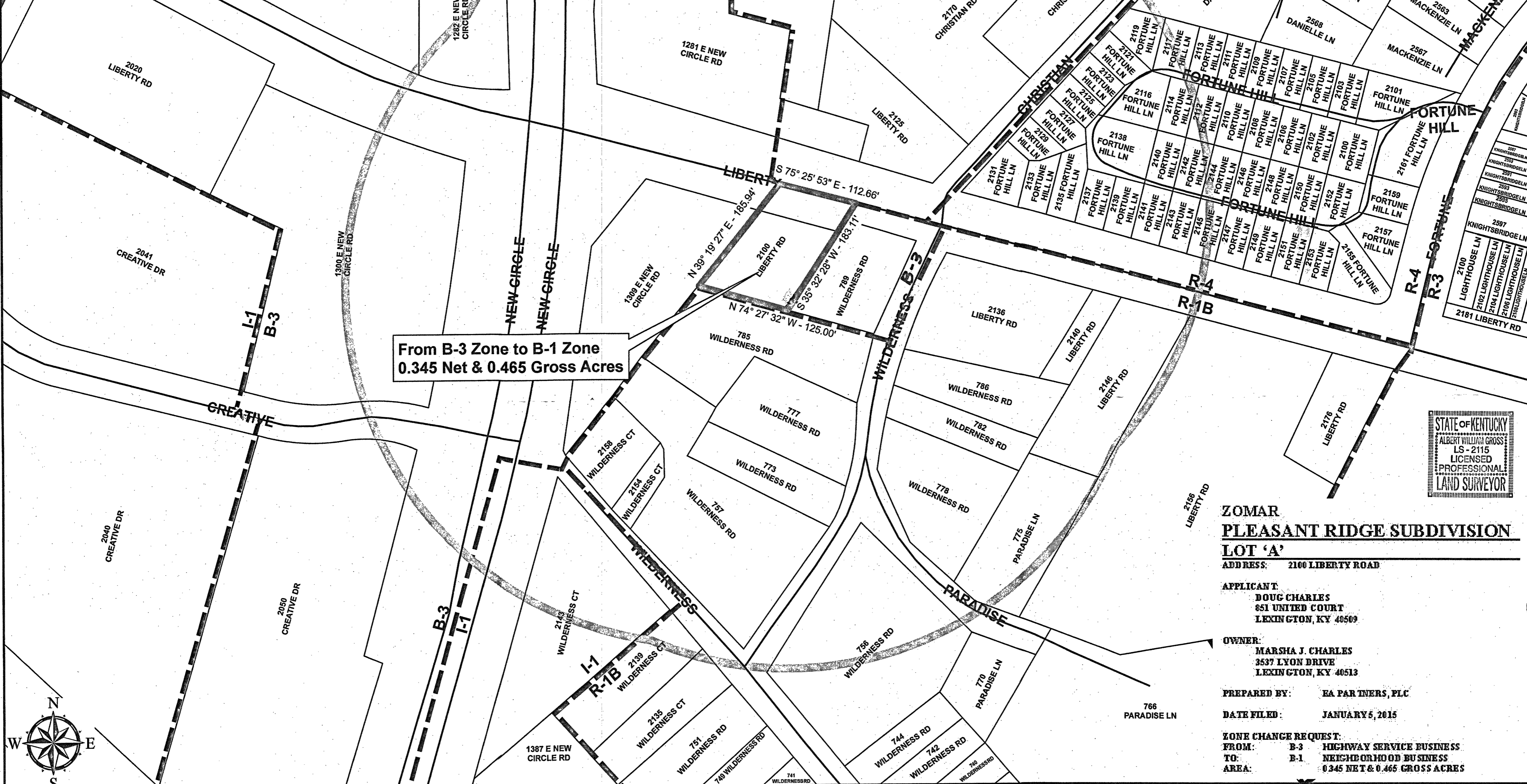
CHARLES PROPERTY
2100 Liberty Road
Lexington, Fayette County, Kentucky
Zone Change From B-3 to B-1

A tract or parcel of land situated adjacent to the southerly right-of-way line of Liberty Road between New Circle Road and Wilderness Road in east central Lexington, Fayette County, Kentucky and being more fully described and bounded as follows:

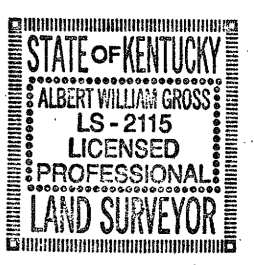
BEGINNING at the point of intersection of the centerline of Liberty Road and the common line of 2100 Liberty Road and 789 Wilderness Road extended; thence with said common line S 35°32'28" W, a distance of 183.11 feet to a point; thence N 74°27'32" W, a distance of 125.00 feet to a point; thence N 39°19'27" E, a distance of 185.94 feet to a point in the aforementioned Liberty Road centerline; thence with Liberty Road centerline S 75°25'53" E, a distance of 112.66 feet to the **POINT OF BEGINNING** and containing 0.465 Acres Gross and 0.345 Acres Net.



Vicinity Map



**From B-3 Zone to B-1 Zone
0.345 Net & 0.465 Gross Acres**



**ZOMAR
PLEASANT RIDGE SUBDIVISION
LOT 'A'**

ADDRESS: 2100 LIBERTY ROAD

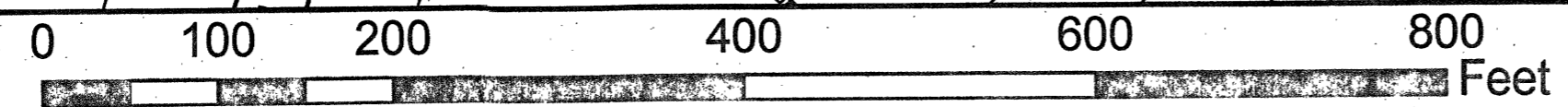
APPLICANT:
DOUG CHARLES
851 UNITED COURT
LEXINGTON, KY 40509

OWNER:
MARSHA J. CHARLES
3537 LYON DRIVE
LEXINGTON, KY 40513

PREPARED BY: EA PARTNERS, PLC

DATE FILED: JANUARY 5, 2015

ZONE CHANGE REQUEST:
FROM: B-3 HIGHWAY SERVICE BUSINESS
TO: B-1 NEIGHBORHOOD BUSINESS
AREA: 0.345 NET & 0.465 GROSS ACRES



Notification Map