

MAR 2015-27

Date Received 11/2/15

Pre-Application Date 9/15/15

Filing Fee \$500.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Anderson Bridgewater, LLC 1720 Sharkey Way, Lexington, KY 40511 859-231-0099
OWNER:	Applicant
ATTORNEY:	Richard Murphy 250 W Main Street, Suite 2510 Lexington, KY 40507 859-233-9811

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

425 Chilesburg Road

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
EAR-1	Townhouses/vacant	EAR-3	Townhouses/Apartments	12.32	12.51

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Vacant/Farm	A-R
East	Townhouses	EAR-1
South	Park/Residence	A-R
West	Residential	R-1D

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 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 _____ Units

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

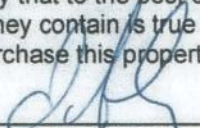
Roads	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input checked="" 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

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)

This is in... <input checked="" type="checkbox"/> in agreement with the Comp. Plan <input checked="" type="checkbox"/> more appropriate than the existing zoning <input type="checkbox"/> 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  DATE 11-2-15

OWNER _____ DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

7. Justification for requested change.

The Applicant, Anderson Bridgewater, LLC, is requesting your approval of a zone change for approximately 12.3 acres of land located at 425 Chilesburg Road from the EAR-1 to the EAR-3 zone.

The property is currently the location of a seventeen unit townhome community, and we propose to add an apartment community to the property.

We propose to construct 192 apartment units, consisting of a mixture of one-bedroom and two-bedroom units. We wish to construct multi-family units to increase housing choice and range of densities in the Expansion Area, and to place greater density adjacent to the park as called for in the Comprehensive Plan.

This proposal is fully in agreement with the 2013 Comprehensive Plan. Significantly, the Comprehensive Plan directly addresses the fact that higher density residential should be located nearest to public open space. (This property adjoins Jacobson Park). "Create development regulations that locate higher density housing nearest public open space." (Page 44). Also, the Planning Commission should consider public greenspace size and location in neighborhoods with higher densities and smaller residential lots. (Page 43).

Goal A.1. calls for expansion of housing choices. As most of the housing in the Expansion Area has been single-family detached, allowing a multi-family component will expand choice. Also, the Expansion Area has been developed below the mid-point of its population projections.

Objective A.1.b. calls for housing that addresses the market needs for all Lexington-Fayette County's residents. Objective A.1.c. calls for safe, affordable and accessible housing to meet the needs of older/disadvantaged residents.

Goal A.2. calls for support of infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Goal A.3. calls for well-designed neighborhoods and communities. We plan walking trails on this property, pedestrian accessibility, and connections to the greenspace in the nearby Jacobson Park.

Objective A.3.a. calls for expanded options for mixed-type housing throughout Lexington-Fayette County.

Goal D.2. calls for accessible community facilities which meet the health, safety and quality of life needs of Lexington-Fayette County's residents.

Objective E.1.b. calls for compact, contiguous and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs.

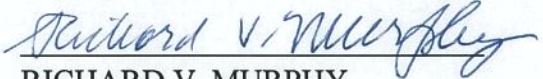
Goal E.3. calls for maintenance of the boundaries of the Urban Service Area.

The Comprehensive Plan also calls for flexibility in housing types, densities and configuration while encouraging quality and variety. (Page 98).

As to mid-sized development, the Comprehensive Plan calls for varied housing choices, connections to the existing neighborhood and both private and common open space. (Page 102). As mentioned above, this development will have connections to the existing park, and will have internal open space.

In addition to the outdoor trails, it is anticipated that there will be a clubhouse with indoor social and exercise areas which will be available to the all residents of the townhomes and apartments.

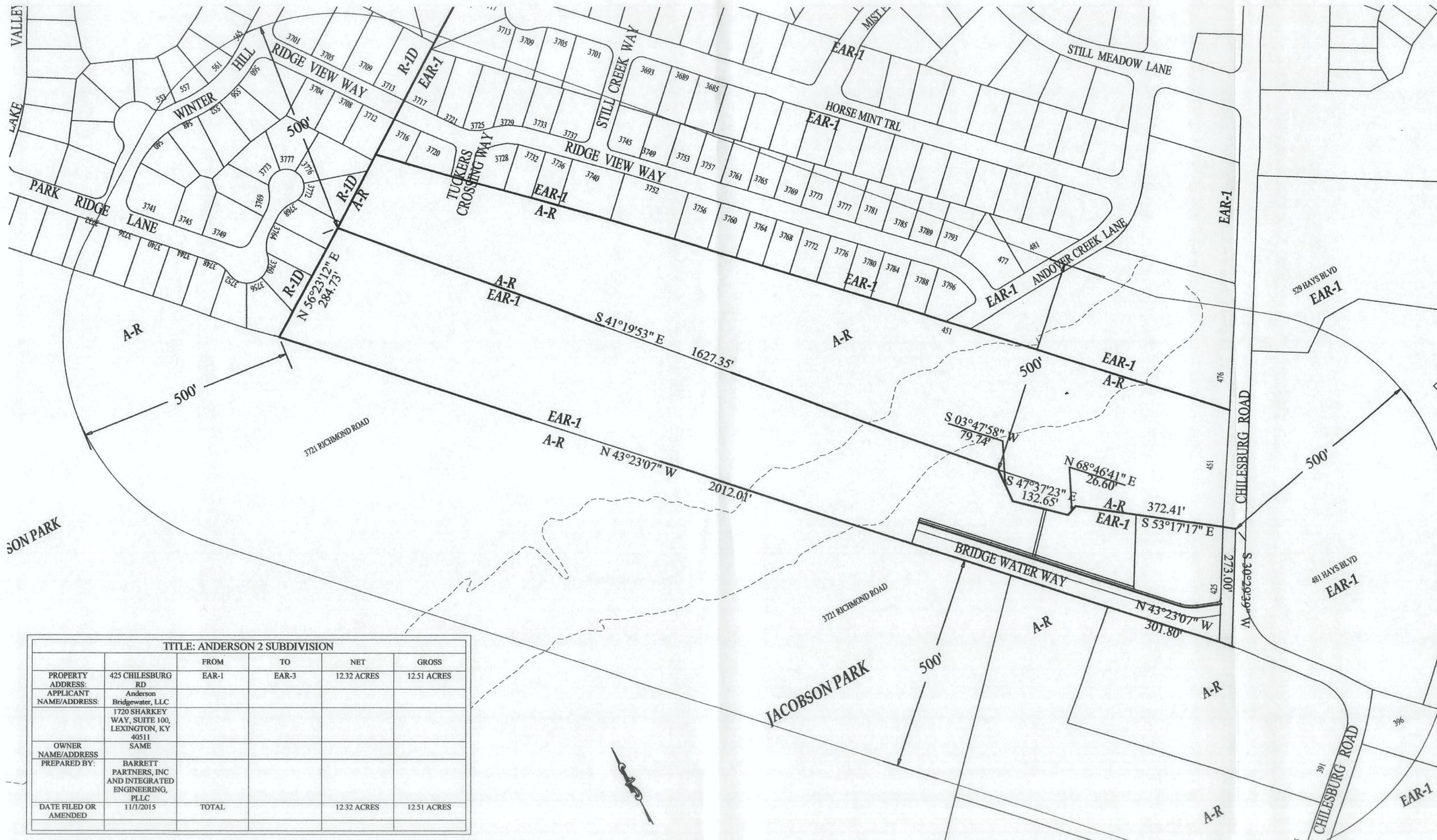
Thank you for your consideration of this zone change request.


RICHARD V. MURPHY,
Attorney for Applicant

LEGAL DESCRIPTION

Anderson Bridgewater, LLC Property
Zone Change from EAR-1 to EAR-3
Located at 425 Chilesburg Road
Lexington, Fayette County, Kentucky

Beginning at a point in the centerline of Chilesburg Road, said point being the common corner to Tract 2b and Tract 2c as shown on the final record plat of the Shuck and Tucker property recorded in Plat Cabinet "A", Slide 379 in the Fayette County Clerk's Office, thence along the centerline of Chilesburg Road south $30^{\circ}29'39''$ west 273.00 feet to a point, thence leaving Chilesburg Road north $43^{\circ}23'07''$ west 301.80 feet to a point, thence north $43^{\circ}23'07''$ west 2012.01 feet to a point, thence north $56^{\circ}23'12''$ east 284.73 feet to a point, thence south $41^{\circ}19'53''$ east 1627.35 feet to a point, thence south $03^{\circ}47'58''$ west 79.74 feet to a point, thence south $47^{\circ}37'23''$ east 132.65 feet to a point, thence north $68^{\circ}46'41''$ east 26.60 feet to a point, thence south $53^{\circ}17'17''$ east 372.41 feet to the beginning and containing 12.51 gross acres and 12.32 net acres.



TITLE: ANDERSON 2 SUBDIVISION					
		FROM	TO	NET	GROSS
PROPERTY ADDRESS:	425 CHILESBURG RD	EAR-1	EAR-3	12.32 ACRES	12.51 ACRES
APPLICANT NAME/ADDRESS:	Anderson Bridgewater, LLC 1720 SHARKEY WAY, SUITE 100, LEXINGTON, KY 40511				
OWNER NAME/ADDRESS:	SAME				
PREPARED BY:	BARRETT PARTNERS, INC AND INTEGRATED ENGINEERING, PLLC				
DATE FILED OR AMENDED:	11/1/2015	TOTAL		12.32 ACRES	12.51 ACRES