

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	National Station, LLC 420 United Court, Lexington, Kentucky 40509		(859) 227-7000
OWNER:	National Station, LLC 420 United Court, Lexington Kentucky 40509		(859) 227-7000
ATTORNEY:	Charles Curry 333 West Vine St., Ste 1700, Lexington, Kentucky (859) 252-2202		

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

334 Richmond Avenue, Lexington, Kentucky 40502

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-2	Residential	R-3	Parking Lot	0.1653	0.1908

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Business	B-4
East	Residential	R-2
South	Residential	R-2
West	Business	B-4

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 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 _____

DATE _____

OWNER  _____

DATE 7-6-15

LFUCG EMPLOYEE/OFFICER, if applicable _____

DATE _____

CONDITIONAL USE PERMIT APPLICATION

A. APPLICANT INFORMATION

Name: NATIONAL STATION, LLC
 Address: 420 United Court
 City, State, Zip Code: Lexington, Ky, 40509
 Phone # (w/ area code): (859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name: Tom Jones
 Address: 420 United Court
 City, State, Zip Code: Lexington, Ky, 40509
 Phone # (w/ area code): (859) 227-7000

C. PROPERTY INFORMATION

Address: 334 Richmond Avenue Current Zoning: R-2
 Conditional Use Requested: Parking Lot Current Use: VACANT

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

Storm Sewers Existing OR To be constructed by: Developer Others:
 Sanitary Sewers Existing by: LFUCG Septic System OR To be constructed by: Developer Others
 Refuse Collection LFUCG OR Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
 Yes No **If yes, please answer the next two questions:**
 1. Have any such dwelling units on the property been occupied within the past 12 months? Yes No
 2. Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? Yes No **If yes, please answer the next two questions:**
 3. How many units? [_____ units]
 4. Have any efforts already been taken to assist those residents in obtaining alternative housing? Yes No **If yes, provide an attachment and give details about those efforts.**

F. PROJECT DETAILS (If additional space is required, please use a separate page)

Describe in detail the proposed activity, including any operational or design provisions that will be used to limit the potential for disturbing surrounding properties. See the "Supplemental Application Requirements" on the reverse side of this page.

PARKING LOT, A PERMITTED USE IN AN R-3 ZONE,

G. APPLICANT CERTIFICATION

I do hereby certify that to the best of my knowledge and belief, the information supplied with this application is true and accurate. I further certify that if I am not the current owner of this property, that I have obtained written permission from the current property owner, and that it has been submitted as part of this application.

SIGNATURE OF APPLICANT _____ DATE _____
 SIGNATURE OF OWNER (if not the applicant) [Signature] DATE 7/6/15
 SIGNATURE OF LFUCG EMPLOYEE/OFFICER (if applicable) _____

DIMENSIONAL VARIANCE APPLICATION

A. APPLICANT INFORMATION

Name:	National Station, LLC
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name:	Tom Jones
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

C. PROPERTY INFORMATION

Address:	949 National Ave. 340, 342 & 346 Richmond Avenue, Lex., Ky. 40509	Current Zoning:	B-4
Proposed Use:	25 OFFICE-WAREHOUSES and a Soccer School	Current Use:	Soccer School & Vacant

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

Storm Sewers	<input checked="" type="checkbox"/> Existing OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others:
Sanitary Sewers	<input checked="" type="checkbox"/> Existing by: <input checked="" type="checkbox"/> LFUCG <input type="checkbox"/> Septic System OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others
Refuse Collection	<input checked="" type="checkbox"/> LFUCG OR <input type="checkbox"/> Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
 Yes No **If yes, please answer the next two questions:**

- Have any such dwelling units on the property been occupied within the past 12 months? Yes No
- Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? Yes No **If yes, please answer the next two questions:**
- How many units? [_____ units]
- Have any efforts already been taken to assist those residents in obtaining alternative housing? Yes No **If yes, provide an attachment and give details about those efforts.**

F. DETAILS OF VARIANCE REQUESTED

This variance requested is from 100 feet to 53 feet, in order to permit the applicant the reasonable use of the land and prevent the creation of an unnecessary hardship on the applicant.

G. FINDINGS AND JUSTIFICATION FOR VARIANCE (Please feel free to use an attachment, if necessary.)

In order to grant a variance, the Board must find that the granting of the variance:

- will not adversely affect the public health, safety or welfare;
- will not alter the character of the general vicinity;
- will not cause a hazard or a nuisance to the public; and
- will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The answers to these questions will help the Board in their deliberation and, therefore, should be thorough yet concise.

1. Why will the granting of this variance not negatively affect the public health, safety or welfare, not alter the character of the general vicinity, and not cause a hazard or nuisance to the public?

SEE ATTACHMENT

DIMENSIONAL VARIANCE APPLICATION

A. APPLICANT INFORMATION

Name:	National Station, LLC
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name:	Tom Jones
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

C. PROPERTY INFORMATION

Address:	340, 342 and 346 Richmond Ave	Current Zoning:	B-4
Proposed Use:	Specialty Trade	Current Use:	Soccer school and Vacant Bldg.

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

Storm Sewers	<input checked="" type="checkbox"/> Existing OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others:
Sanitary Sewers	<input checked="" type="checkbox"/> Existing by: <input checked="" type="checkbox"/> LFUCG <input type="checkbox"/> Septic System OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others
Refuse Collection	<input checked="" type="checkbox"/> LFUCG OR <input type="checkbox"/> Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
 Yes No **If yes, please answer the next two questions:**

1. Have any such dwelling units on the property been occupied within the past 12 months? Yes No
2. Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? Yes No **If yes, please answer the next two questions:**
3. How many units? [_____ units]
4. Have any efforts already been taken to assist those residents in obtaining alternative housing? Yes No **If yes, provide an attachment and give details about those efforts.**

F. DETAILS OF VARIANCE REQUESTED

This variance requested is from 32 & 28 feet feet to 5 feet, in order to provide the Applicant the reasonable use of the land and thereby to relieve the Applicant of unnecessary hardship.

G. FINDINGS AND JUSTIFICATION FOR VARIANCE (Please feel free to use an attachment, if necessary.)

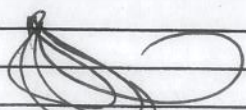
In order to grant a variance, the Board must find that the granting of the variance:

- 1) will not adversely affect the public health, safety or welfare;
- 2) will not alter the character of the general vicinity;
- 3) will not cause a hazard or a nuisance to the public; and
- 4) will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The answers to these questions will help the Board in their deliberation and, therefore, should be thorough yet concise.

1. Why will the granting of this variance not negatively affect the public health, safety or welfare, not alter the character of the general vicinity, and not cause a hazard or nuisance to the public?

The requested set-backs are in line with historical set-backs for the property, and similar set-backs have been granted to other infill developments along National Ave.

 6-JULY-2015

National Station, LLC
Zone Change and Conditional Use Request for 334 Richmond Avenue,
And
Dimensional Variance Requests for 949 National Avenue,
340, 342, & 346 Richmond Avenue
Lexington, Kentucky 40502

July 15, 2015

Purpose:

- To rezone .0.1908 gross acres (0.1653 net acres) at property located at 334 Richmond Avenue from Two Family Residential (R-2) Zone to Planned Neighborhood Residential (R-3) zone,
- To seek a conditional use in the R-3 zone to allow for a parking lot at 334 Richmond Avenue
- To reduce the rear yard abutting a residential zone from a minimum of 28 ft. to 5 feet along the residentially zoned properties to the east and south,.
- To reduce the side yard abutting a residential zone from a minimum of 32 feet to 5 feet along the residentially zoned properties to the east and south,
- To reduce the distance an overhead door must be setback from 100 feet to 53 feet along residentially zoned properties to the east and south.

Overview:

The applicant is proposing to redevelop a longstanding single use open air storage and automotive parts operation along the railroad on a group of "infill" B-4 and R-2 parcels by removing all but two structures and constructing 27 state-of-the-art office-warehouses. The intent is to cluster all commercial activity on the B-4 parcels, mitigate the impact of the adjacent railroad to the neighborhood and use the residentially zoned properties for "step down" activities only. Specifically, the Owsley Avenue parcel will be limited to emergency access and retention and the Richmond Avenue parcel will be earmarked for parking. The applicant feels that this National Avenue revitalization will cater to small scale users and compliment the nearby adaptive reuse activity that is already in progress (and seemingly fully embraced).

Findings of Support - Zone Change:

- This zone change is in compliance with the 2013 Comprehensive Plan in that the request supports creating jobs and prosperity (Theme C; Goal 2; Objectives a. & b.) while continuing the parcel's historic medium density residential land use which is consistent with the abutting neighborhood's designated land use which was last articulated in the 2007 Comprehensive Plan.

- The applicant also feels that the existing R-2 zoning is inappropriate and that the proposed R-3 zoning is appropriate because “Parking” is not specifically listed as a conditional use in the R-2 zone but is listed as such in the R-3 zone.

Findings of Support - Conditional Use:

- The Conditional Use Request is justified in that “Parking” is specifically named as a Conditional Use in the R-3 zone and is appropriate in this case because it facilitates the redevelopment of the adjacent B-4 infill properties that are owned by the applicant and will be consolidated into one lot and one cohesive development. It should be noted that the parcel was used for parking “unofficially” by the previous owner... and the granting of this conditional use will incentivize the current owner to make improvements that will produce a visually appealing lot that complies with all regulations.

Findings of Support - Dimensional Variances:

Each of the three Dimensional Variance Requests should be approved for the following reasons:

- Granting the requested variances should not adversely affect the public health, safety or welfare, nor will it alter the character of the general vicinity in that structures have been operated within these distances in the past, that fencing is erected to shield the neighborhood, and that all new construction will be between the railroad and the neighborhood and occur away from Richmond Avenue, National Avenue, and Owsley Avenue,
- Strict application of the Zoning Ordinance requirements would ignore the historical context of the setbacks of this development and those of other developments nearby and deprive the applicant of the reasonable use of the land and create an unnecessary hardship,
- That this is not a result of a willful violation of the Zoning Ordinance or other attempt to circumvent the regulations; but, rather, a reasonable request considering the configuration of the lot, the location of the railroad and the two structures that are being retained, and
- That the requested variance is not the direct result of the actions of the applicant, as the existing structures, railroad and the fencing predates the applicant’s ownership of the lot.

LEGAL DESCRIPTION

for
NATIONAL STATION, LLC
of
Property Located
at
344 Richmond Avenue
in
Lexington, Fayette County, Kentucky

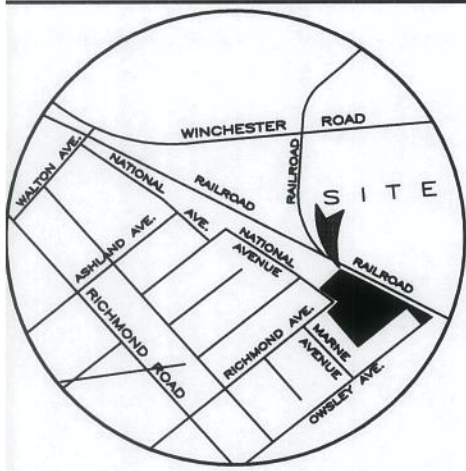
Zone Change from: R-2 to R-3

All that tract or parcel of land situated on the southeasterly side of Richmond Avenue, southwest of National Avenue and northwest of Marne Avenue within the geographical jurisdiction of the Lexington-Fayette Urban-County Government in Fayette County, within the Commonwealth of Kentucky, and being more fully described and bounded as follows, to wit:

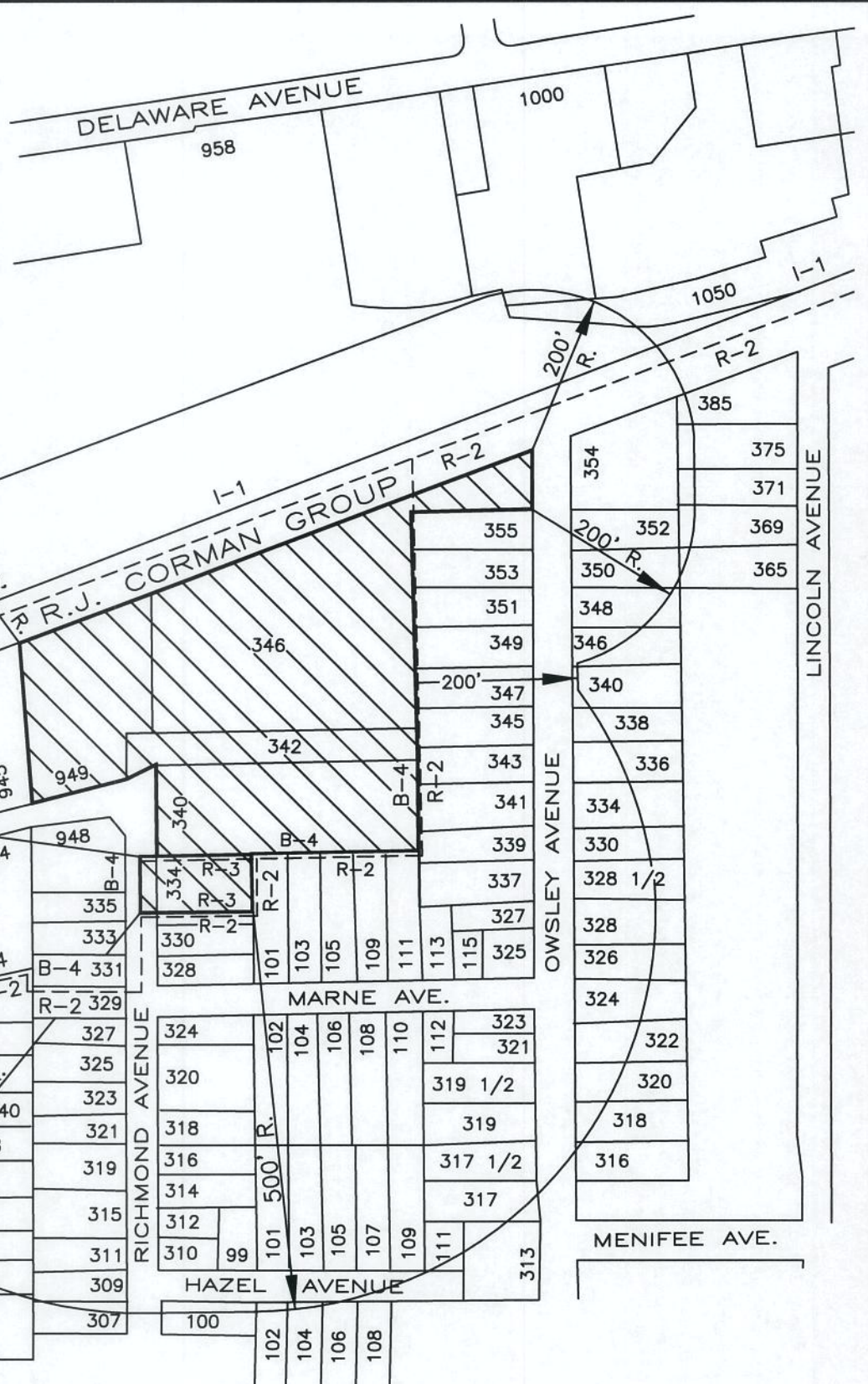
BEGINNING at a point in the center line of Richmond Avenue, said point being at an intersection with the southwesterly property line extended of 340 Richmond Avenue; thence, following said property line extended, S40°59'05"E 18.50 feet to and passing the southeasterly right-of-way line of Richmond Avenue and continuing along the same bearing while following the true southwesterly property line of the aforesaid 340 Richmond Avenue for an additional 120.00 feet for an overall distance of 138.50 feet to a point, which is common to said 340 Richmond Avenue and 101 Marne Avenue; thence, following the northwesterly property line of said 101 Marne Avenue, S49°15'00"W 60.00 feet to a point, said point being at an intersection with the northeasterly edge of a 15.46 foot wide strip of land for which there is no official record of its ownership, i.e., a "No Man's Land"; thence, following the northeasterly edge of said, "No Man's Land", N40°59'05"W 120.00

feet to and passing the southeasterly right-of-way line of Richmond Avenue, and continuing along the same bearing and with the property line extended of the aforesaid, "No Man's Land" for an additional 18.50 feet for an overall distance of 138.50 feet to a point in the center line of Richmond Avenue; thence, following said center line, N49°15'00"E 60.00 feet to the point of beginning and containing a gross area of 8,310.00 Sq. Ft. (0.1908 acre) and a net area of 7,200.00 Sq. Ft. (0.1653 acre).

End of Legal Description



VICINITY MAP
NOT TO SCALE

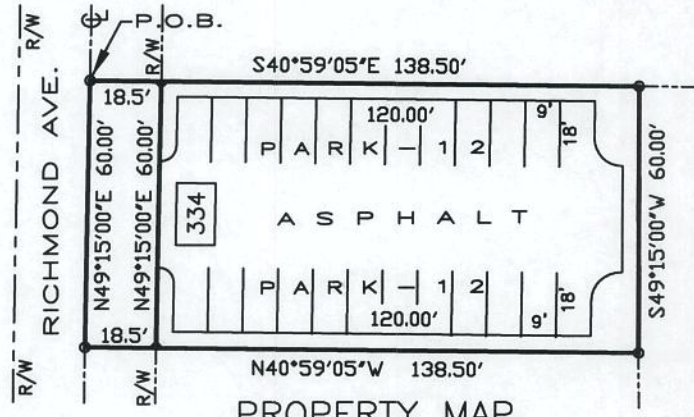


NOTIFICATION AREA MAP

SCALE: 1" = 200'

STATE OF KENTUCKY
RANDY MARTIN
3140
LICENSED
PROFESSIONAL
LAND SURVEYOR

GROSS AREA R-3
0.1908 AC.
NET AREA R-3
0.1653 AC.



PROPERTY MAP

SCALE: 1" = 50'

ZOMAR

NATIONAL STATION, LLC

Property Zone Change & Conditional Use for: 334 Richmond Avenue; and
Diminisional Variances for: 949 National Ave., 340, 342 &
346 Richmond Avenue, Lexington, Kentucky 40502

Applicant/Owner: National Station, LLC, a Ky. Limited Liability Company
Address: 420 United Court, Lexington, Ky. 40509

Prepared By: RANDY MARTIN
Address: 1806 Cantrill Drive, Lexington, Ky. 40505
Date Filed: July 15, 2015

