

MAR 2013-18

Date Received 11/4/13

Pre-Application Date 10/25/13

Filing Fee \$ 460.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	RK HOLDINGS LLC, 1004 PARKER RIDGE DR, FRANKFORT, KY 40601, (859)388-9422
OWNER:	RK HOLDINGS LLC, 1004 PARKER RIDGE DR, FRANKFORT, KY 40601, (859)388-9422
ATTORNEY:	

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

690 Woodward Lane, Lexington KY 40509

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
A-U	Vacant	R-3	Planned Neighborhood Residential	9.77	10.29
R-1B	Road Way	R-3	Planned Neighborhood Residential	0.00	0.26

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Residential	R-1B
East	Residential	R-3 and A-U
South	Railroad Tracks and Warehouses	I-1
West	Residential	R-1B

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 type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Other
Refuse Collection	<input 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 January 25, 2008.

APPLICANT Richard Lawrence DATE 11/02/13

OWNER Richard Lawrence DATE 11/02/13

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

Section 7: Justification for Requested Change

The requested zone change from (A-U) Agricultural Urban and (R-1B) Single Family Residential to (R-3) Planned Neighborhood Residential for 10.55 (Gross), 9.77 (Net) acres of land located at 690 Woodward Lane is in agreement with the recommendations of the 2007 Comprehensive Plan Land Use Map. Additionally the proposed development is in agreement with the Goals and Objectives for the 2012 Comprehensive Plan.

The 2007 Land Use Map recommends that the subject property be developed as both Low Density Residential and Medium Density Residential. Refer to Exhibit 3 (Attached).

A 2.93 (Net) acre portion of the development calls for Low Density, 4 units per gross acreage or up to 5 units per net acreage. The remaining 6.84 (Net) acre portion of the development calls for Medium Density, 8 units per gross acreage or up to 10 units per net acreage.

When looking at the development as a whole, the weighted density based on the 2007 Comprehensive Plan Land Use Map would be 8.5 units per net acre or 83 total units. The proposed development is for 48 total units with a density of 4.9 units per net acre.

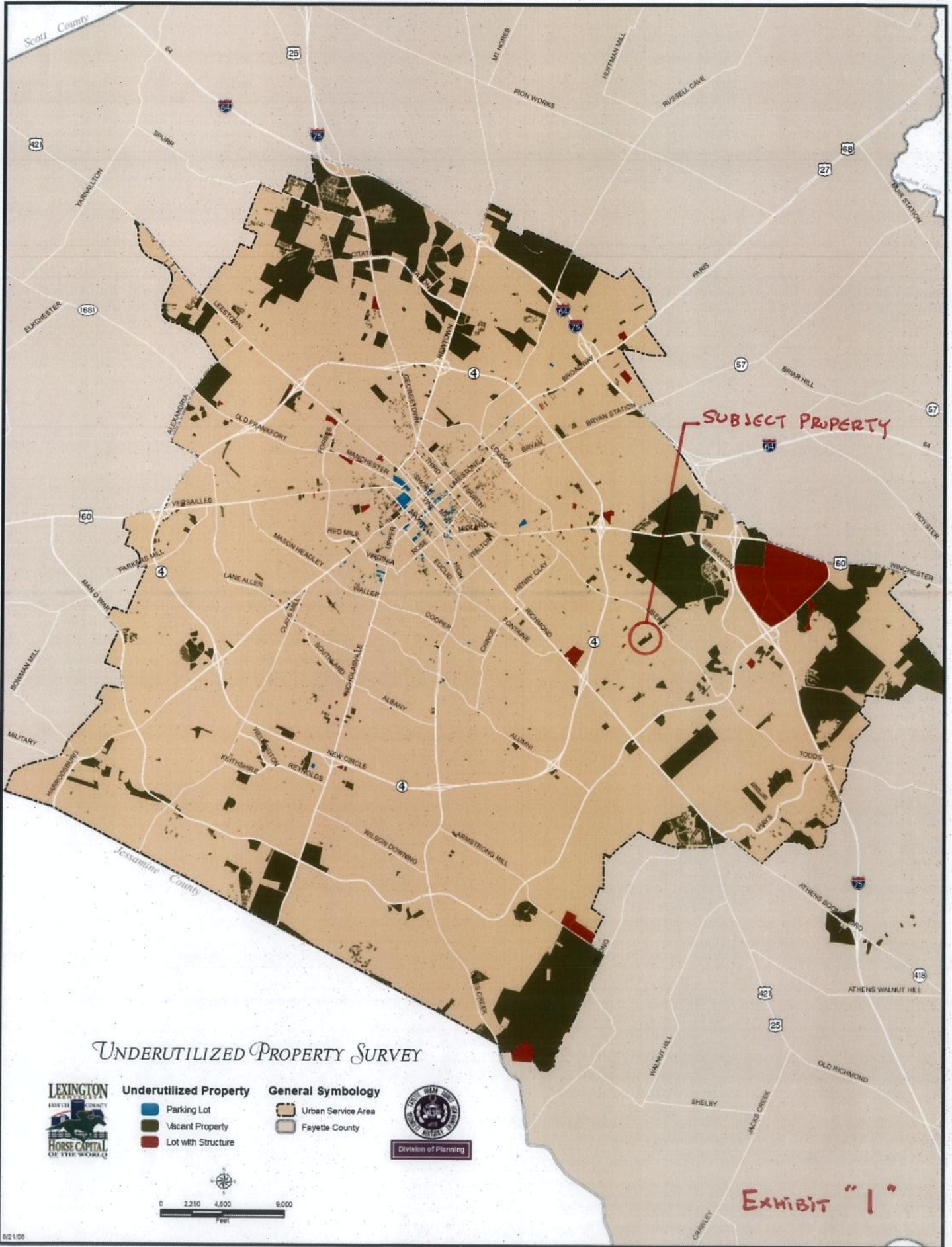
The proposed development with a density of 4.9 units per net acre complies with the recommendations of the 2007 Comprehensive Plan Land Use Map.

In the 2012 Comprehensive Plan Goals and Objectives, section E. Maintaining a Balance Between Planning for Urban Uses and Safeguarding Rural Land, Goal 1 states to uphold the Urban Service Area Concept. This is to be accomplished by the absorption of vacant and underutilized land within the Urban Service Boundary. Also it states that the use of compact, contiguous lots should be encouraged within the Urban Service Boundary for accommodating future growth needs.

The attached Exhibit 1 and Exhibit 2: Underutilized Property Survey identifies the applicants property as underutilized and within the Urban Service Boundary. This map underscores the fact that the proposed development not only meets Section E. Goal 1 of the 2012 Comprehensive Plan but it is also designated as such by placing it on the Underutilized Property Survey.

A large portion of the development is set aside for Columbia Gas Easement and open space / detention and cannot be developed easily. Because of this, smaller lot sizes are utilized thus creating compact lots similar in size the contiguous neighborhoods adjoining.

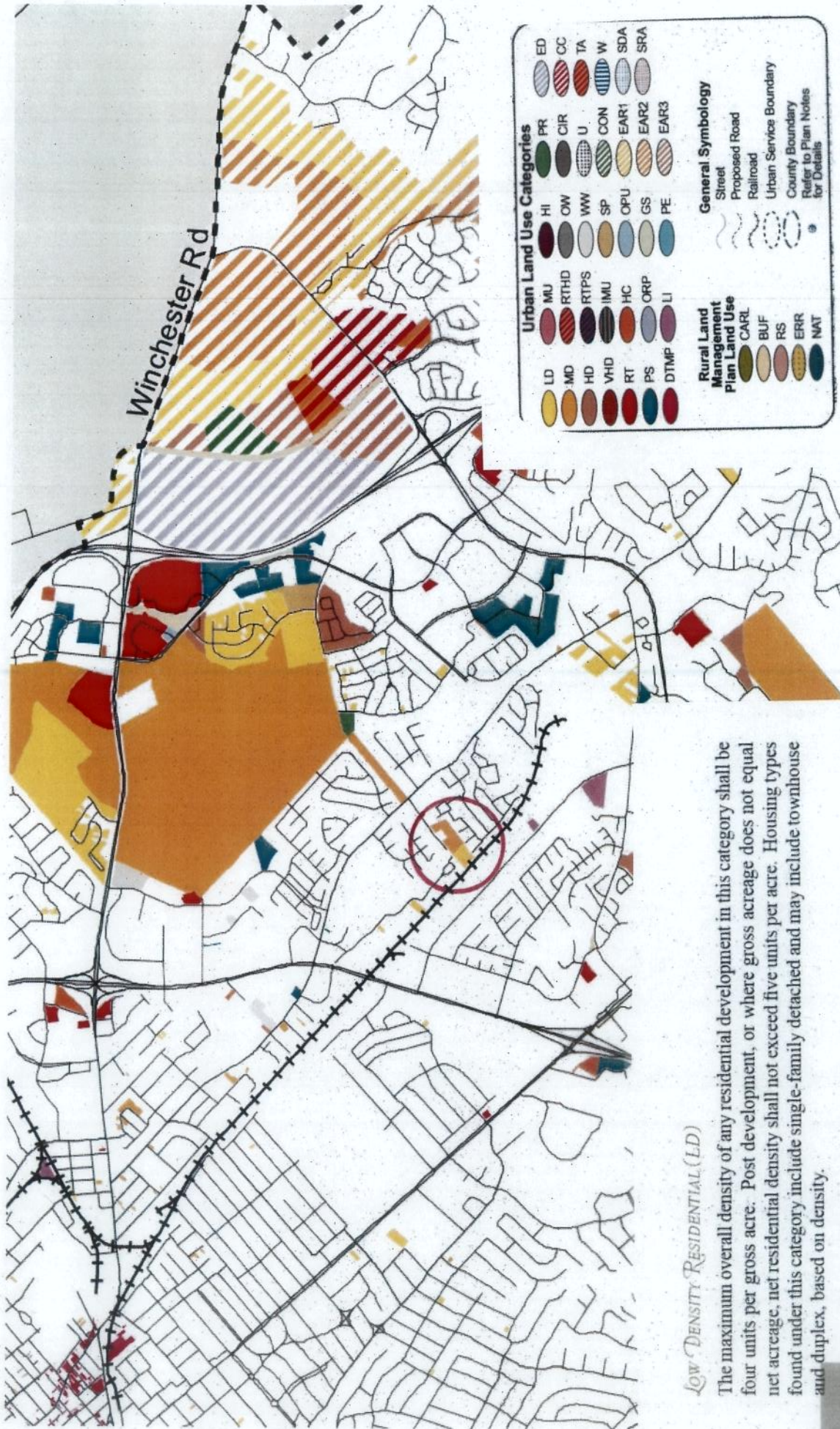
In conclusion, the applicants proposed development is in compliance with the 2007 Comprehensive Plan Land Use Map and the 2012 Goals and Objectives for the updated Comprehensive Plan. Additionally the proposed development will be single family detached residences similar in size to adjoining properties.





SUBJECT
PROPERTY

EXHIBIT "2"



LOW DENSITY RESIDENTIAL (LD)

The maximum overall density of any residential development in this category shall be four units per gross acre. Post development, or where gross acreage does not equal net acreage, net residential density shall not exceed five units per acre. Housing types found under this category include single-family detached and may include townhouse and duplex, based on density.

MEDIUM DENSITY RESIDENTIAL (MD)

This category allows a range of housing units from zero units per gross acre to a maximum of eight units per gross acre. Post development, or where gross acreage does not equal net acreage, net residential density may range from five units per acre to 10 units per acre. Housing types found under this category include single-family detached, townhouse, duplex, and apartment.

The following legal description is intended for zoning purposes only and should not be used for transfer or conveyance purposes. This description represents information attained by Deeds of record, and in no way implies an actual or representation of such.

Area for Zone Change from A-U to R-3

Woodward Court Subdivision
690 Woodward Lane
Lexington, Fayette County, Kentucky

Situated in the Commonwealth of Kentucky, County of Fayette, and city of Lexington, and being more particularly described as follows:

Beginning at an iron pipe marking the common corner of R. K. Holdings, LLC and The Elizabethtown Lexington & Big Sandy Rail Road, now CSX;

Thence with R.K. Holdings, LLC. North $52^{\circ} 20' 39''$ East a distance of 1106.86 feet to a point;

Thence North $27^{\circ} 06' 46''$ West for a distance of 421.41 feet to the north eastern property corner of R.K. Holdings, LLC.

Thence continuing with R.K. Holdings, LLC South $50^{\circ} 28' 10''$ West for a distance of 1248.81 feet to a point;

Thence leaving R.K. Holdings, LLC and with a line perpendicular to the existing CSX Rail Road tracks South $42^{\circ} 36' 37''$ West a distance of 60.00 feet to a point in the center of the existing rails;

Thence following the center of said rails, South $47^{\circ} 24' 22''$ East for a distance of 378.91 feet to a point;

Thence with a line perpendicular with the existing tracks, North $42^{\circ} 36' 37''$ East for a distance of 60.00 feet to the **POINT OF BEGINNING**.

However, there is accepted from the above area, 3 lots know as 672, 676 and 680 Woodward Lane, and being more particularly described as follows:

Beginning at the northerly most corner of 680 Woodward Lane;

Thence South $50^{\circ} 50' 56''$ West for a distance of 71.50 feet to the northern most corner of 676 Woodward Lane;

Thence South 50° 50' 56" West for a distance of 71.50 feet to the northern most corner of 672 Woodward Land;

Thence South 49°46'59" West for a distance of 85.40 feet to a point;

Thence South 31° 29'04" East for a distance of 159.84 feet to a point;

Thence North 50° 50' 56" East for a distance of 106.71 feet to a point common with 676 Woodward Lane;

Thence North 50° 50' 56" East for a distance of 71.50 feet to a point common with 672 Woodward Lane;

Thence North 50° 50' 56" East for a distance of 71.50 feet to a point:

Thence North 39° 09'04" West for a distance of 160.00 feet to the **Point of Beginning**, containing an area of 0.88 acres.

Containing 10.29 acres GROSS area after the exception is removed and a NET area of 9.77 acres.

The following legal description is intended for zoning purposes only and should not be used for transfer or conveyance purposes. This description represents information attained by Deeds of record, and in no way implies an actual or representation of such.

Area for Zone Change from R-1B to R-3

Woodward Court Subdivision
690 Woodward Lane
Lexington, Fayette County, Kentucky

Situated in the Commonwealth of Kentucky, County of Fayette, and city of Lexington, and being more particularly described as follows:

Beginning northern most corner of R. K. Holdings, LLC;

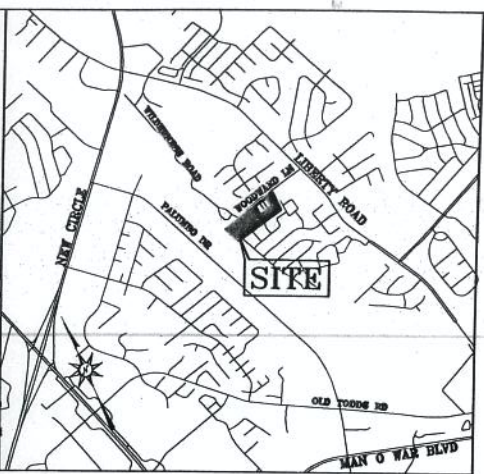
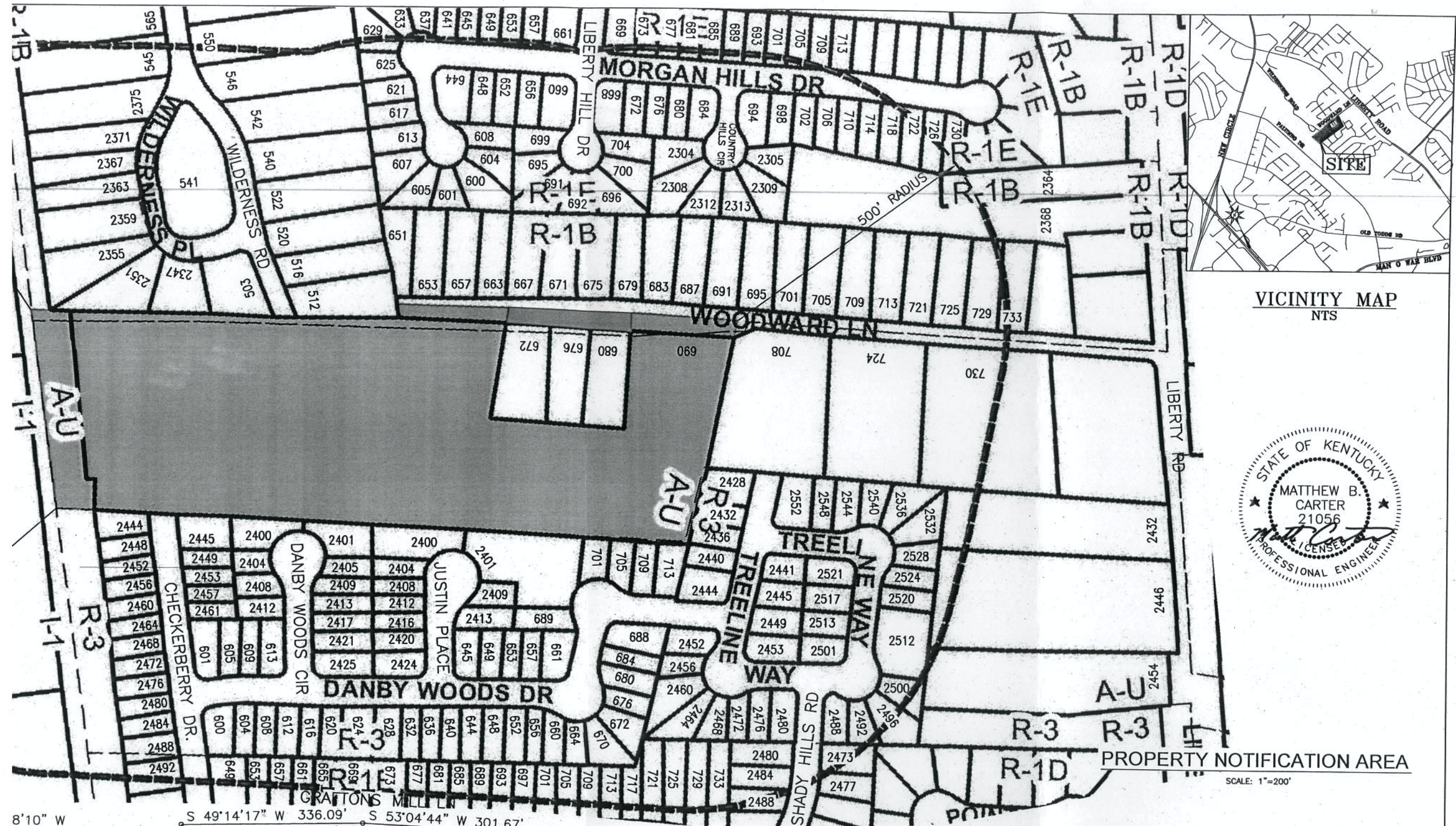
Thence with a line perpendicular to Woodward Lane North $36^{\circ} 55' 16''$ West for a distance of 9.47 feet to a point in the center of Woodward Lane;

Thence continuing with the centerline of Woodward Lane South $53^{\circ} 04' 44''$ West for a distance of 301.67 feet to a point;

Thence S $49^{\circ} 14' 17''$ West a distance of 336.09 feet to a point;

Thence leaving said centerline and with a line perpendicular Woodward Lane South $40^{\circ} 45' 43''$ East a distance of 15.97 feet to a point on the line of R. K. Holdings, LLC;

Thence with R. K. Holdings, North $50^{\circ} 28' 10''$ East for a distance of 636.59 feet to the **POINT OF BEGINNING** containing 0.26 acres, gross.



PROPERTY NOTIFICATION AREA

SCALE: 1"=200'

8'10" W
8.81'
S 49°14'17" W 336.09'
N 50°28'10" E 636.59'
S 49°46'56" W 85.40'
S 50°50'56" W 71.50'
N 36°55'16" W 9.47'

ZOMAR: TITLE: 690 WOODWARD LANE