

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Mark Saunier, 1143 Brock McVey Dr, STE 120, Lexington, KY 40509 859-294-4400
OWNER:	Saunier Development, LLC, 1143 Brock McVey Dr, STE 120, Lexington, KY 40509 859-294-4400
ATTORNEY:	John Rompf, Jr. White, McCann & Stewart, PLLC 125 S. Mains St. Winchester, KY 40392 859-744-2551

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

2380 Fortune Drive, 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
I-1	Vacant	B-4	Vacant	0.032	0.085
B-6P	Building	B-4	Building	2.18	2.79

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Wholesale Business	B-4, I-1
East	Residential	R-3
South	Wholesale Business	B-4
West	Wholesale 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 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 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 Mark Saunier DATE 11-10-14

OWNER Mark Saunier DATE 11-10-14

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

LEGAL DESCRIPTION

Zone Change From I-1 to B-4
2380 Fortune Drive
Lexington, Fayette County, Kentucky

BEING A TRACT OF LAND SITUATED ON THE EAST SIDE OF FORTUNE DRIVE BETWEEN TRADE CENTER DRIVE AND FORTUNE COURT IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the centerline of Fortune Drive, said point being located approximately 635 feet south of the intersection of Fortune Drive and Fortune Court; thence leaving Fortune Drive south 42 degrees 01 minutes 07 seconds east 103.73 feet to a point; thence south 89 degrees 19 minutes 53 seconds west 92.50 feet to a point in the centerline of Fortune Drive; thence with said centerline along a curve to the right having an arc length of 81.57 feet, a radius of 500.00 feet, and a chord bearing north 16 degrees 26 minutes 30 seconds east, a distance of 81.47 feet to the point of beginning and containing 0.08 gross acres and 0.03 net acres.

LEGAL DESCRIPTION

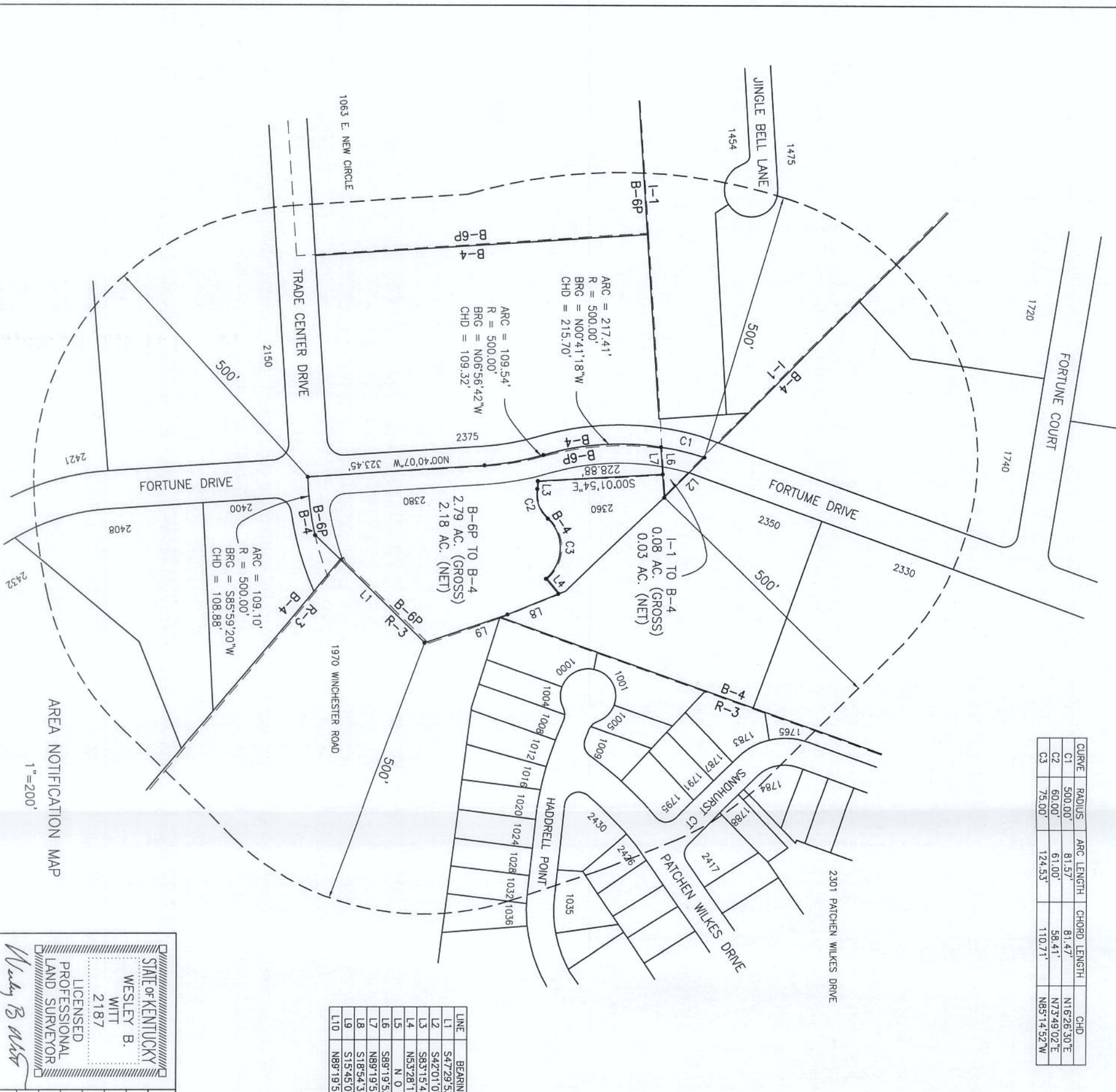
Zone Change From B-6P to B-4
2380 Fortune Drive
Lexington, Fayette County, Kentucky

BEING A TRACT OF LAND SITUATED ON THE EAST SIDE OF FORTUNE DRIVE BETWEEN TRADE CENTER DRIVE AND FORTUNE COURT IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

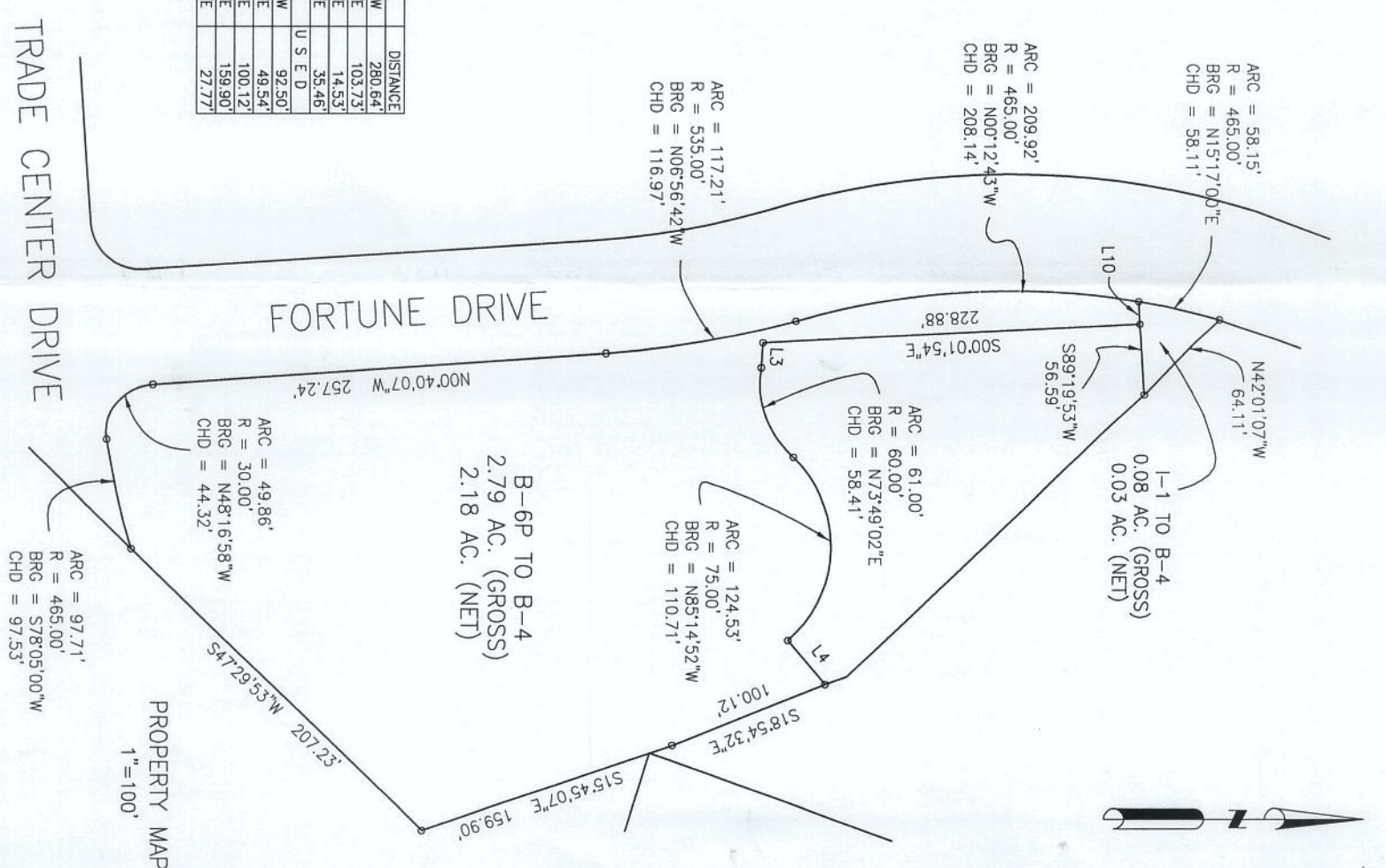
Beginning at the intersection point of the centerline of Fortune Drive with the centerline of Trade Center Drive; thence along the centerline of Fortune Drive north 00 degrees 40 minutes 07 seconds west 323.45 feet to a point; thence along a curve to the left having an arc length of 109.54 feet, a radius of 500.00 feet, and a chord bearing north 06 degrees 56 minutes 42 seconds west, a distance of 109.32 feet; thence with a reverse curve to the right having an arc length of 217.41 feet, a radius of 500.00 feet, and a chord bearing of north 00 degrees 41 minutes 18 seconds west, a distance of 215.70 feet; thence leaving Fortune Drive north 89 degrees 19 minutes 53 seconds east 49.54 feet; thence south 00 degrees 01 minutes 54 seconds east 228.88 feet; thence south 83 degrees 15 minutes 43 seconds east 14.53 feet; thence along a curve to the left having an arc length of 61.00 feet, a radius of 60.00 feet, and a chord bearing north 73 degrees 49 minutes 02 seconds east, a distance of 58.41 feet; thence with a reverse curve to the right having an arc length of 124.53 feet, a radius of 75.00 feet, and a chord bearing south 85 degrees 14 minutes 52 seconds east, a distance of 110.71 feet; thence north 53 degrees 28 minutes 14 seconds east 35.46 feet; thence south 18 degrees 54 minutes 32 seconds east 100.12 feet; thence south 15 degrees 45 minutes 07 seconds east 159.90 feet to a point; thence south 47 degrees 29 minutes 53 seconds west 280.64 feet to a point in the centerline of Trade Center Drive; thence with the centerline of Trade Center Drive along a curve to the right having an arc length of 109.10 feet, a radius of 500.00 feet, and a chord bearing south 85 degrees 59 minutes

20 seconds west, a distance of 108.88 feet to the point of beginning and containing 2.79 gross acres and 2.18 net acres.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHD
C1	500.00'	81.57'	81.47'	N16°26'30"E
C2	60.00'	61.00'	58.41'	N73°49'02"E
C3	75.00'	124.53'	110.71'	N85°14'52"W



LINE	BEARING	DISTANCE
L1	S47°29'53"W	280.64
L2	S42°01'07"E	103.73
L3	S83°15'43"E	14.53
L4	N53°28'14"E	35.46
L5	N O T	U S E D
L6	S89°19'53"W	92.50
L7	N89°19'53"E	49.54
L8	S18°54'32"E	100.12
L9	S15°45'07"E	159.90
L10	N89°19'53"E	27.77



ARC = 97.71'
R = 465.00'
BRG = S78°05'00"W
CHD = 97.53'

ARC = 49.86'
R = 30.00'
BRG = N48°16'58"W
CHD = 44.32'

B-6P TO B-4
2.79 AC. (GROSS)
2.18 AC. (NET)

ARC = 124.53'
R = 75.00'
BRG = N85°14'52"W
CHD = 110.71'

ARC = 61.00'
R = 60.00'
BRG = N73°49'02"E
CHD = 58.41'

ARC = 209.92'
R = 465.00'
BRG = N00°12'43"W
CHD = 208.14'

ARC = 58.15'
R = 465.00'
BRG = N15°17'00"E
CHD = 58.11'

I-1 TO B-4
0.08 AC. (GROSS)
0.03 AC. (NET)

AREA NOTIFICATION MAP
1"=200'

STATE of KENTUCKY
WESLEY B. WITT
2187
LICENSED PROFESSIONAL LAND SURVEYOR

Wesley B. Witt

ZONAR: B-6P TO B-4 AND I-1 TO B-4

PROPERTY ADDRESS:	FROM	TO	GROSS NET
2380 FORTUNE DRIVE LEXINGTON, KENTUCKY	B-6P	B-4	2.79A 2.18A
	I-1	B-4	0.08A 0.03A
TOTAL			2.87A 2.21A

APPLICANT: MARK SAUNIER
OWNER: SAUNIER DEVELOPMENT, LLC
PREPARED BY: MIDWEST ENGINEERING, INC.
DATE PREPARED: NOVEMBER 3, 2014