GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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Section 7: Justification for Requested Change

The requested zone change to Highway Service Business (B-3) Zone consists of 1.47 Acres (Gross), 1.12 Acres (Net). Currently the property is zoned as follows; a combined 1.08 Acres (Gross), 0.79 Acres (Net) Neighborhood Business (B-1) Zone located at 1201 South Broadway and 406 Pyke Street; and a combined 0.39 Acres (Gross), 0.33 Acres (Net) Single Family Residential (R-1C) Zone located at the rear of 1201 South Broadway and 408 Pyke Street.

The proposed development is bounded on three sides by public streets. To the North East, this development fronts along Pyke Street for approximately 200 LF and runs from South Broadway to the North West. To the South East, this development fronts along South Broadway, a principal arterial for approximately 300 LF. To the South West, the property faces Gibson Avenue for approximately 200 LF and runs North West from South Broadway.

The requested Zone Change is more appropriate than the current Zone Change due to the location of the property fronting along South Broadway (US 68), an Urban Principal Arterial Street with an ADT of 31,700 Trips per day. The applicant wishes to combine the zone on all of these properties into a single Highway Service Business (B-3) Zone making them one cohesive development more suitably compatible with properties fronting along a busy arterial street. South Broadway could be characterized as a mix of many zones in the general vicinity of this development. Zones fronting along South Broadway include R-4, B-1, B-3, B-4, B-5P and P-1. Considering the classification of roadway and the ADT, this development would be appropriately zoned if it were a Highway Service Business (B-3) Zone.

Currently the property located at 1201 South Broadway has a Thornton's Convenient Store located on it. This property is split zoned with Neighborhood Business (B-1) Zone on the front portion of the property and Single Family Residential (R-1C) Zone located to the rear of the Thornton's Store. This zone change will clean up the split zone and make the property all one zone. The Thornton's Convenient store is compatible with the principal uses found in the Highway Service Business (B-3) Zone.

The applicant wishes to redevelop the properties located at 402, 406 and 408 Pyke Street. The commercial building located at 402 Pyke Street (formerly The Rag Peddler) is zoned Highway Service Business (B-3) and currently sits vacant and underutilized. The property to the rear of this is zoned Neighborhood Business (B-1) and was used as accessory parking by the Rag Peddler. And finally the property located at 408 Pyke Street was recently purchased by the applicant as a Master Commissioner sale. There are no occupants living in the house therefore know one will be displaced. By developing these three properties together, the applicant wants to market this property for a restaurant with a drive through. There will be ample room to the rear to screen from the adjoining residential properties.

With these properties being under a single zone of Highway Service Business (B-3) Zone instead of multiple zones, it creates a better corridor line as you move back towards the residential neighborhood. It eliminates stepping of the commercial zone within the block bounded by Pyke Street to the North East, South Broadway to the South East and Gibson Avenue to the South West. This way none of the residential lots in this block have commercial on two sides making it much easier to screen this development from the adjoining residences.

An additional bonus for granting this zone change will be meeting one of the Goals and Objectives of the 2013 Comprehensive Plan Theme C, Goal 1, Objective A. By keeping the Thornton's active and thriving and building a restaurant in place of the Rag Peddler, we will continue to employ and grow employment opportunities for people living in the general vicinity. Not only will this development provide jobs and careers for some, it will provide a place to work within walking distance of houses and apartments where they could live. This all being part of a successful community concept.

In Conclusion, for the reasons stated above, the proposed zone change request to Highway Service Business (B-3) Zone for properties located at 1201 South Broadway and 406 and 408 Pyke Street is more appropriate than their current zone of Neighborhood Business (B-1) Zone and Single Family Residential (R-1C) Zone.

The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Scott County Clerk's office. This description does not represent a boundary survey and should not be used for real estate conveyance or transfer.

Zone Change from B-1 To B-3 For 406 Pyke and a Portion of 1201 South Broadway Lexington, Ky. 40502

Beginning at a point on the centerline of Gibson Avenue, said point being North 41° 45′ 37" West 261.90 feet from the centerline intersection of said Gibson Avenue and South Broadway;

Thence North 45° 55' 27" East 24.59 feet to a point on the eastern Right-Of-Way line of Gibson Avenue;

Thence North 45° 55 27" East 150.01 feet;

Thence North 51° 47' 52" East 153.47 feet to a point on the western Right-Of-Way line of Pyke Street;

Thence North 51° 47' 52" East 25.00 feet to a point on the centerline of said Pyke Street;

Thence South 40° 31' 30" East 50.00 feet with said centerline:

Thence South 51° 48' 53" West 25.00 feet to a point on the western Right-Of-Way of said Pyke Street;

Thence South 51° 48' 53" West 152.56 feet;

Thence South 41° 34' 05" East 135.03 feet to a point on the northern Right-Of-Way line of South Broadway;

Thence South 41° 34' 05" East 44.00 feet to a point on the centerline of said South Broadway;

Thence South 51° 39' 32" West 174.00 feet with said centerline to the point of centerline intersection of said South Broadway and Gibson Avenue:

Thence North 41° 45' 37" West 261.90 feet to the Point Of Beginning containing 1.08 Gross Acre and 0.79 Net Acre.

The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Scott County Clerk's office. This description does not represent a boundary survey and should not be used for real estate conveyance or transfer.

Zone Change from R-1C TO B-3 For 408 Pyke and a Portion of 1201 South Broadway Lexington, Ky. 40502

Beginning at a point on the centerline of Gibson Avenue, said point being North 41° 45' 37" West 261.90 feet from the centerline intersection of said Gibson Avenue and South Broadway;

Thence North 41° 45' 37" East 50.30 feet with the centerline of Gibson Avenue;

Thence North 47° 36' 27" East 25.00 feet to a point in the eastern Right-of-Way of Gibson Avenue;

Thence North 47° 38' 27" East 149.74 feet;

Thence North 49° 56' 45" East 153.65 feet to a point in the western Right-Of-Way line of Pyke Street;

Thence North 49° 56' 45" East 25.00 feet to a point on the centerline of said Pyke Street;

Thence South 40° 58' 48" East 50.03 feet;

Thence South 51° 47' 52" West 25.00 feet to a point on the western Right-Of-Way line of said Pyke Street;

Thence South 51° 47' 52" West 153.47 feet;

Thence South 45° 55' 27" West 150.01 feet to a point on the eastern Right-Of-Way line of Gibson Avenue;

Thence South 45° 55' 27" West 24.59 feet to the Point of Beginning containing 0.39 Gross Acre and 0.33 Net Acre.

