

MAR 2012-8

Date Received 4/2/12

Pre-Application Date 3/16/12

Filing Fee \$ 540.00

GENERAL INFORMATION

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

APPLICANT: The Fairways at Andover, LLC (859) 296-9889
2393 Alumni Drive, Lexington, KY 40517
OWNER: Charles & Bessie Forker Living Trust
3435 McFarland Lane, Lexington, Kentucky 40509
ATTORNEY: Bruce Simpson - McBrayer, McGinnis, Leslie & Kirkland (859) 231-8780
201 East Main Street, Lexington, Kentucky 40507

2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)

3435 McFarland Lane, Lexington, KY

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

Table with columns: Zoning, Existing Use, Zoning, Requested Use, Net Acreage, Gross Acreage. Row 1: A-U, Residence, R-3, Single Family Residential, 18.23, 18.23

4. SURROUNDING PROPERTY, ZONING & USE

Table with columns: Property, Use, Zoning. Rows: North (Residential, R-1D & R-3), East (Residential, R-1D & R-3), South (Residential, R-1D & R-3), West (Golf Course, R-1D & R-3)

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved? [X] Yes [ ] No
b. Have any such dwelling units been present on the subject property in the past 12 months? [X] Yes [ ] No
c. Are these units currently occupied by households earning under 40% of the median income? [ ] Yes [X] No \*
If yes, how many units? \_\_\_ Units \*
If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.

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

Table with columns: Service, Existing, To be constructed by, Developer, Other. Rows: Roads, Storm Sewers, Sanitary Sewers, Curb/Gutter/Sidewalks, Refuse Collection, Utilities

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

This is [X] in agreement with the Comp. Plan [ ] more appropriate than the existing zoning [ ] due to unanticipated changes.

7. 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 [X] OWNER or [ ] HOLDER of an agreement to purchase this property.
APPLICANT: [Signature] DATE: 3-30-12
OWNER: Charles M Forker, Bessie A. Forker, Trustees DATE: 3-30-12
LFUCG EMPLOYEE/OFFICER, if applicable: \_\_\_\_\_ DATE: \_\_\_\_\_

# ( M C B R A Y E R )

McBrayer, McGinnis, Leslie & Kirkland, PLLC

ATTORNEYS AT LAW

T. BRUCE SIMPSON, JR.  
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LEXINGTON, KENTUCKY 40507  
(859) 231-8780 EXT. 119  
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April 2, 2012

Mr. Mike Owens, Chairperson  
Lexington-Fayette Urban County Planning Commission  
200 East Main Street  
Lexington, KY 40507

Re: Proposed Zone Map Amendment for 3435 McFarland Lane, Lexington, KY;  
18.32 Acres/Requested Zone Map Amendment from A-U (Agricultural Urban) to  
R - 3 (Planned Neighborhood Residential)

Dear Chairperson Owens,

I represent The Fairways at Andover, LLC, which is seeking a zone map amendment for property located at 3435 McFarland Lane, Lexington, Kentucky 40509, consisting of approximately 18.32 acres, from the existing A-U (Agricultural Urban) zone to R-3 (Planned Neighborhood Residential) zone, subject to the express condition that the residential units to be constructed on this property shall be restricted to single-family homes. The subject property is your typical suburban infill project which, over the years, has seen development take place all around it. The property is bordered by a significant number of properties zoned R-3, R-1D, and R-1E with single-family homes. The proposed residential development will have single-family homes sized similarly to those homes which surround it.

The subject property presently has three stub streets connected to it, and in addition would be served by the extension of Kavanaugh Lane. Additionally, the proposed development will provide numerous pedestrian and automobile access points to and from the subject property to the adjoining neighborhood street systems, all of which were designed to accommodate the future development of the subject property.

This proposal is in substantial compliance with many of the important goals, objectives and policy provisions set forth in the 2007 Comprehensive Plan. This application is also consistent with many of the Comprehensive Plan themes, including but not limited to:

1. It helps to implement infill and redevelopment strategies that expand residential opportunities which are appropriate in character and design and which complement and reinforce the fabric of the existing neighborhoods.

2. It helps to preserve, protect and maintain existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.

3. Developing suburban infill parcels such as the subject property helps to relieve the pressure to expand the Urban Services Boundary.

4. Developing the subject property with the proposed density also helps to serve a longstanding community goal of growing inside the Urban Services Area rather than expanding out of the existing Urban Services Boundary.

5. The proposed application is consistent with Goal No. 13, the purpose of which is to provide housing opportunities to meet the needs of all citizens. The applicant proposes to build single-family houses which provide a wide range of lifestyles and economic opportunities for all residents, including the elderly, and to do so in a manner which is affordable and cost-effective. The proposed application will certainly help to utilize existing Urban Services land for residential uses to adequately meet the projected population growth of Fayette County, which has grown on the average of 30,000 people every 10 years over the last several censuses.

6. By developing the subject property into single-family homes, the proposed application meets the requirements of Goal 15 in the Comprehensive Plan because it will preserve, protect and enhance the character and quality of existing neighborhoods. The houses which the applicant proposes to build will be substantially similar to the houses in the immediate vicinity of the subject property.

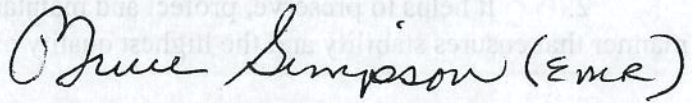
7. The proposed application also complies with Goal 19 of the Comprehensive Plan because it will help improve the transportation system in this particular area by eliminating the use of McFarland Lane and providing connectivity through the subject property, which has always been recommended in previous comprehensive plans.

Accordingly, we believe that this application will be harmonious and complement the existing single-family homes in the area by the adoption of this zone map amendment request, with an express condition that the subject property be developed as single-family homes.

We plan to hold a meeting for the neighbors prior to the Planning Commission's hearing of this matter. In the interim, if we can provide any further information to help the Planning Commission members, the Planning staff or any other interested citizens understand our proposal, please contact my office and we will promptly respond.

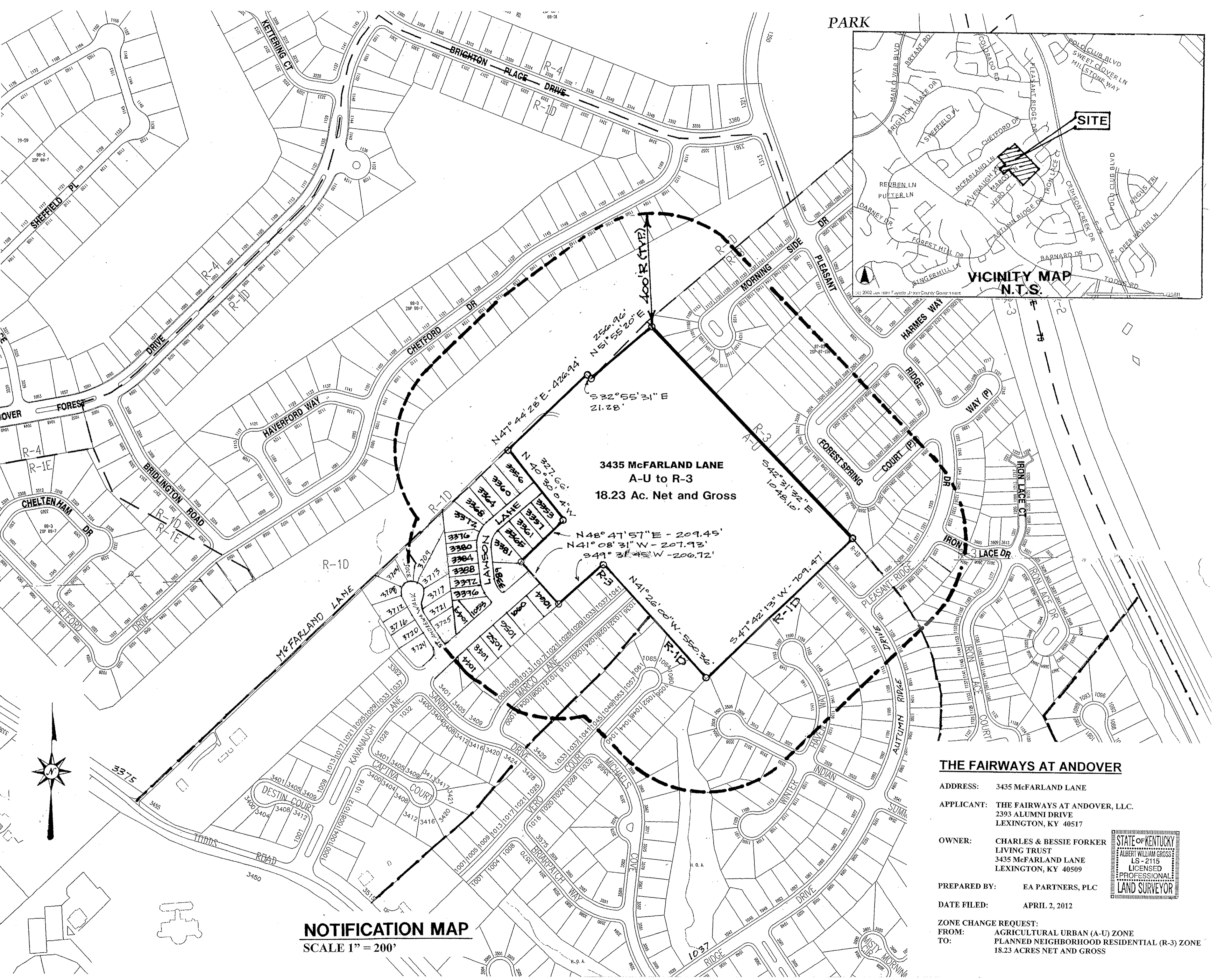
I look forward appearing before the Planning Commission and presenting our request.  
Thank you.

Very truly yours,

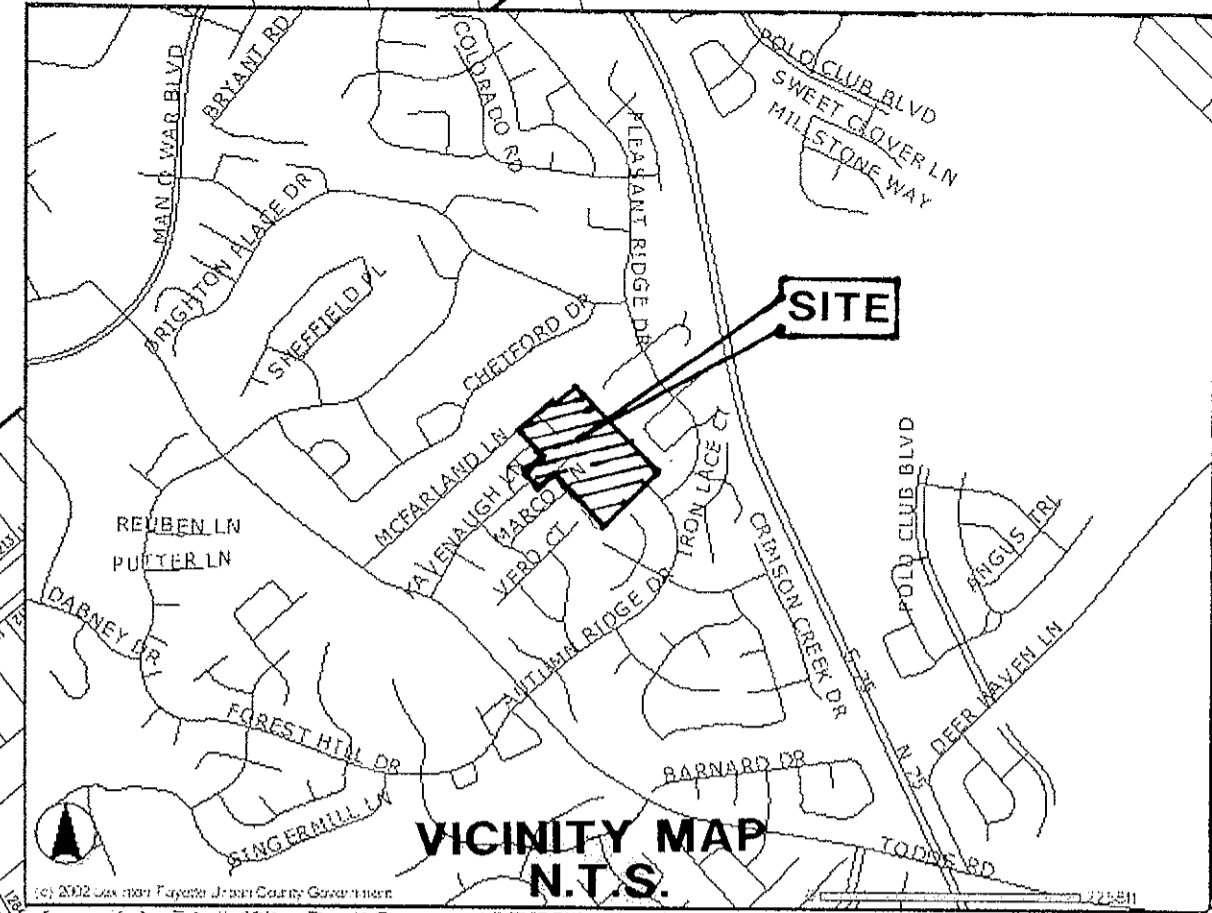


T. Bruce Simpson, Jr.

TBS/emr



PARK



**3435 McFARLAND LANE**  
**A-U to R-3**  
**18.23 Ac. Net and Gross**

**NOTIFICATION MAP**  
 SCALE 1" = 200'

**THE FAIRWAYS AT ANDOVER**

ADDRESS: 3435 McFARLAND LANE  
 APPLICANT: THE FAIRWAYS AT ANDOVER, LLC.  
 2393 ALUMNI DRIVE  
 LEXINGTON, KY 40517

OWNER: CHARLES & BESSIE FORKER  
 LIVING TRUST  
 3435 McFARLAND LANE  
 LEXINGTON, KY 40509

PREPARED BY: EA PARTNERS, PLC  
 DATE FILED: APRIL 2, 2012

ZONE CHANGE REQUEST:  
 FROM: AGRICULTURAL URBAN (A-U) ZONE  
 TO: PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE  
 18.23 ACRES NET AND GROSS

