

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Wayne Supply Company, 10001 Linn Station Road, Louisville, KY 40223 (502) 423-1474
OWNER:	Same
ATTORNEY:	Stephen M. Ruschell, Stites & Harbison, PLLC, 250 W. Main, Suite 2300, Lexington, KY 40507 (859) 226-2317

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

2201 Georgetown Road

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	I-1	Industrial	1.47	2.03

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Light Industrial/Vacant-Applicant	I-1
East	Vacant	B-3
South	Light Industrial - Applicant	I-1
West	Light Industrial/Vacant - Applicant	I-1

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input checked="" type="checkbox"/> YES <input 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 type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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 *[Signature]* DATE 02/21/16

OWNER Same DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

**STATEMENT OF APPLICANT'S JUSTIFICATION
2201 GEORGETOWN ROAD**

The applicant, Wayne Supply Company, is requesting a zone change from Agricultural Urban [A-U] to a Light Industrial [I-1] zone for 1.47 acres located at 2201 Georgetown Road.

The subject property is surrounded by light industrial zoning all of which is owned [and partially being developed] by the applicant. Additionally, the southwest side the Georgetown Road corridor beginning at Sandersville Road through Citation Boulevard and continuing to the Bluegrass Industrial Park is zoned light industrial as well. The property located across Georgetown Road is zoned B-3 and is undeveloped.

The current A-U zoning is inappropriate as it is too small to be operated as an agricultural enterprise. The Zoning Ordinance provides the A-U zone "is intended to control the development of rural land within the Urban Service Area over a period of time to manage growth of the community". In this instance, the subject property is surrounded by light industrial uses with existing public facilities and services adequate to serve a light industrial use. It's time to be zoned A-U has passed.

This request is in furtherance of the 2013 Comprehensive Plan as it will provide a viable use of a vacant parcel well located in the Urban Service Area, employment opportunities and continued economic vitality for the community. This small parcel surrounded by light industrial zoning on three sides and Georgetown Road on the other has virtually no use as it is currently zoned . However, with a zoning classification to match the surrounding light industrial zoning this parcel will become a viable parcel which will fit into its light industrial neighborhood and further the goals of the Comprehensive Plan.

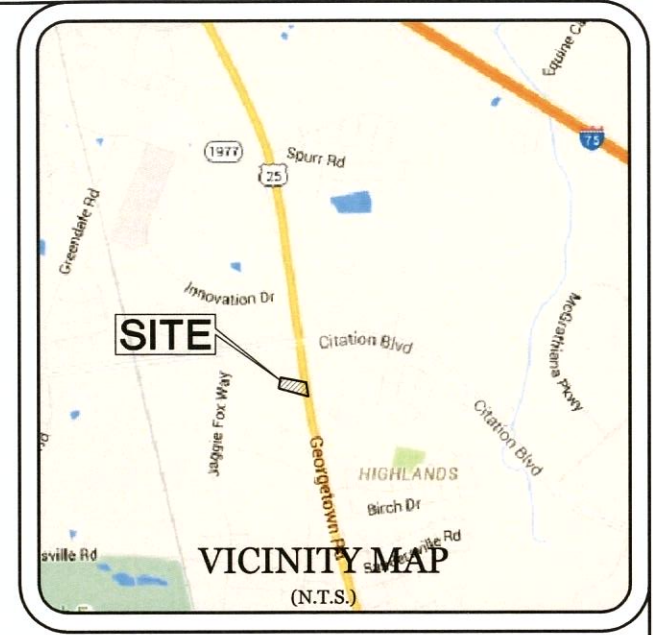
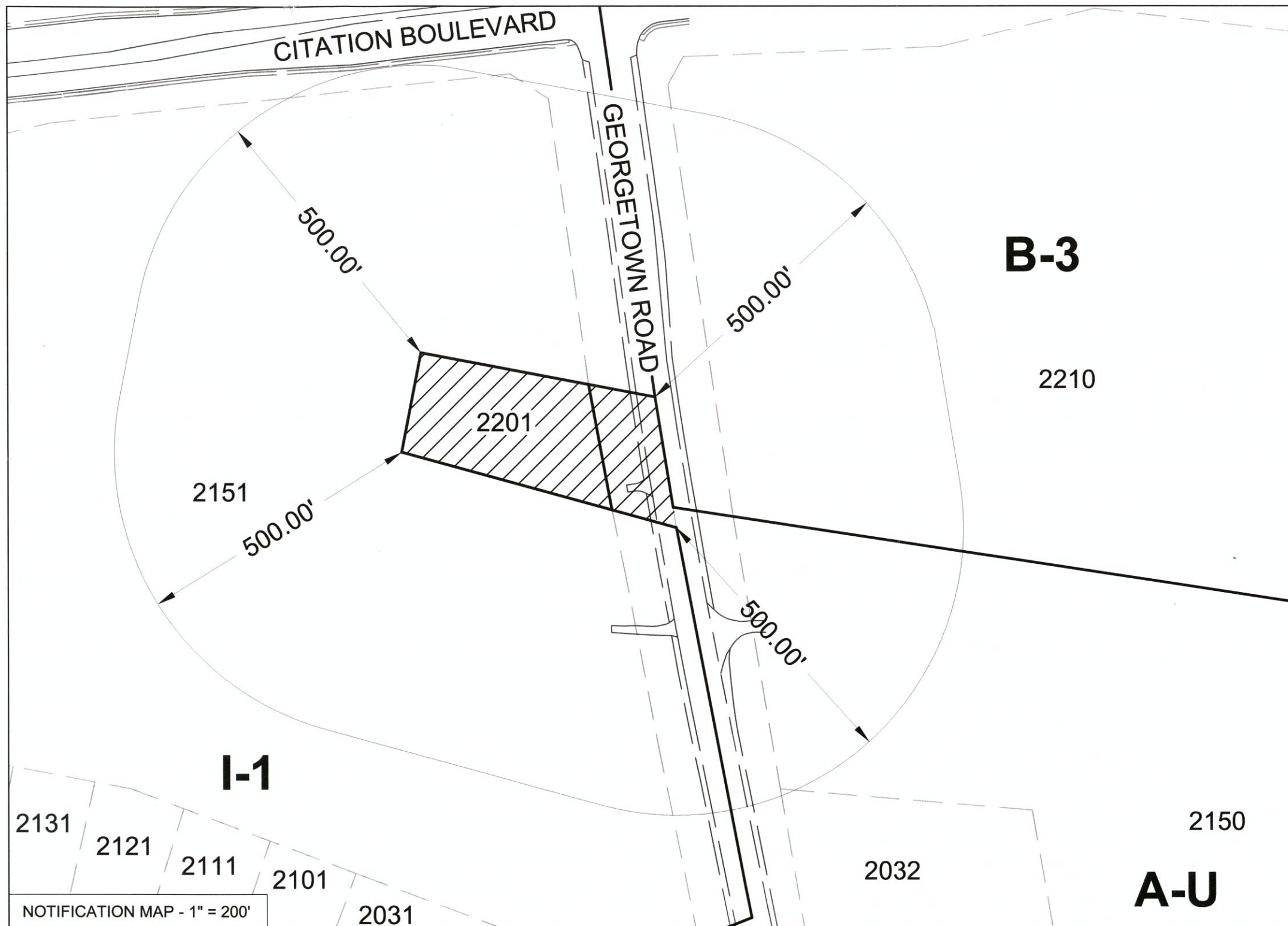
Legal Description

WHAYNE SUPPLY COMPANY, INC. PROPERTY
ZONE CHANGE FROM A-U TO I-1
2201 GEORGETOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

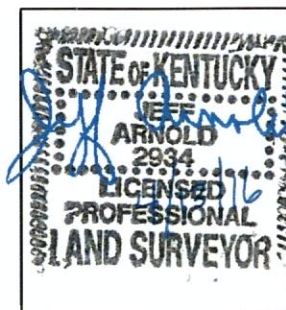
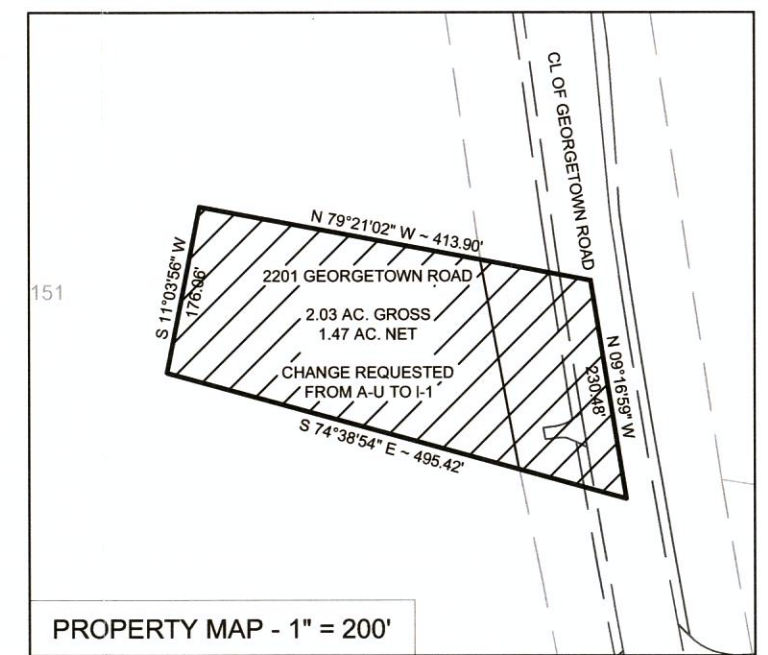
A certain tract of land lying south of Citation Boulevard in Fayette County, Kentucky, being located in the city of Lexington and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates, North Zone 1601.

Beginning at a point in the centerline of Georgetown Road approximately 695' south of the centerline of Citation Boulevard, said point being in line with the north property line of 2201 Georgetown Road; thence, S 09°16'59" E a distance of 230.48' to a point; thence, N 74°38'54" W a distance of 495.42' to a point; thence, N 11°03'56" E a distance of 176.06' to a point; thence, S 79°21'02" E a distance of 413.90' to the point of **Beginning**, containing a gross area of 88,332 +/- square feet (2.03 acres) and a net area of 64,022 +/- square feet (1.47 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on October 16, 2015.



LEXINGTON - FAYETTE CO., KY



TITLE: WHAYNE SUPPLY COMPANY, INC. PROPERTY	FROM	TO	NET	GROSS
PROPERTY ADDRESS: 2201 GEORGETOWN ROAD	A-U	I-1	1.47	2.03
APPLICANT NAME/ADDRESS: WHAYNE SUPPLY COMPANY, INC. 10001 LINN STATION ROAD LOUISVILLE, KY 40223				
OWNER: SAME				
PREPARED BY: ARNOLD CONSULTING ENGINEERING SERVICES				
DATE FILED OR AMENDED: APRIL 15, 2016	TOTAL		1.47	2.03