

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

(REVISED)

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

Table with 2 columns: Field (APPLICANT, OWNER, ATTORNEY) and Value (Kentucky Hill Properties, LLC, Westhampton Distribution Center, Richard V. Murphy, Murphy & Clendenen, PLLC)

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

1803 Georgetown Road

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

Table with 6 columns: Existing Zoning, Existing Use, Requested Zoning, Requested Use, Net Acreage, Gross Acreage. Row 1: I-1, Vacant, B-3, Retail, 7.5, 10.25

4. SURROUNDING PROPERTY, ZONING & USE

Table with 3 columns: Property, Use, Zoning. Rows for North, East, South, West directions.

5. EXISTING CONDITIONS

Table with 2 columns: Question (a, b, c) and Answer (YES/NO/Units). Question a: Are there any existing dwelling units... Question b: Have any such dwelling units... Question c: Are these units currently occupied...

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

Table with 2 columns: Service (Roads, Storm Sewers, Sanitary Sewers, Curb/Gutter/Sidewalks, Refuse Collection, Utilities) and Status (Existing, To be constructed by Developer/Other)

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

This is in... [X] in agreement with the Comp. Plan [X] more appropriate than the existing zoning [X] 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 [X] OWNER or [] HOLDER of an agreement to purchase this property since September, 2015. APPLICANT Richard V. Murphy, Atty. for applicant DATE 10/15/15 OWNER _____ DATE _____

7. Justification for Requested Rezoning

The applicant, Kentucky Hill Properties, LLC, is requesting a zone change from the I-1 zone to the B-3 zone for approximately 7.5 net acres on property at the northwest corner of Georgetown Road and Sandersville Road.

This property has been zoned light industrial for seventeen years. It has remained vacant. During that time, there have been major changes in the area. The corridor had in general been planned to be light industrial. Instead, the area is developing with a good mixture of residential and industrial users. It has become an area where it is possible to live close to work, which reduces the length and time of commuter trips and also reduces this community's carbon footprint.

Portions of the land which had been originally designated industrial have been rezoned and developed as residential. The Konner Woods development, directly south of this property is one example. The nearby Imani Baptist Church is another example. At the same time, the Coldstream Station neighborhood has continued to grow, and the Oakwood and Highlands neighborhoods, on either side of Coldstream Station, have remained vibrant residential neighborhoods. In addition, the area to the west of the railroad tracks along Sandersville Road has been planned for a large residential community.

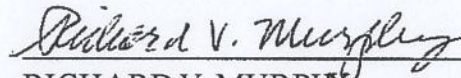
Both the residential and the employment facilities are underserved by retail uses. The subject property, which consists of about 7.5 net acres, is appropriately sized to provide commercial facilities which will serve the growing neighborhoods and the jobs in this area. We anticipate retail uses and restaurant uses, among others. (We understand that some B-3 uses may not be appropriate and are agreeable to appropriate conditional zoning restrictions). There are properties at the intersection of Citation Boulevard and Georgetown Road which are zoned B-3 and B-6P. These properties are approximately twenty-five acres each and will be the home of more regionally oriented commercial uses. Our smaller area will relate to the nearby residences and the people who work in the employment centers.

For reasons mentioned above, we feel that the existing I-I zoning is inappropriate and the proposed B-3 zoning is appropriate for this property. The smaller size of this property makes it less suitable for manufacturing use, and makes it appropriate for neighborhood oriented business use. With the traffic signal at the intersection of Georgetown Road and Sandersville Road, the property is easily accessible from residences on both sides of Georgetown Road.

This proposal also is in agreement with the 2013 Comprehensive Plan. Goal D.2. calls for providing accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors. As mentioned above, this will supply needed commercial uses near the growing residential and employment facilities in this area along Georgetown Road. It will support Objective E.1.b., by encouraging compact, contiguous development as guided by market demand, to accommodate future growth needs. In addition, it will reduce driving times by providing commercial services close to the residential

and employment areas. Also, this proposal encourages economic investment in established communities in Lexington, as called for on Page 98 of the Comprehensive Plan.

Thank you for your consideration of this zone change request.



RICHARD V. MURPHY,

Attorney for Applicant

Statement of Justification I0-1-15.doCJC

Westhampton Distribution Center
1061 Turkeyfoot Road
Lexington, KY 40502

October 7, 2015

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

Re: 1803 Georgetown Road
Lexington, KY 40511

Dear Members of the Planning Commission:

Westhampton Distribution Center, a Kentucky general partnership, is the owner of the property at 1803 Georgetown Road. The company hereby gives its permission to Kentucky Hill Properties, LLC to apply for a zone change to a business zone on this property.

Sincerely,

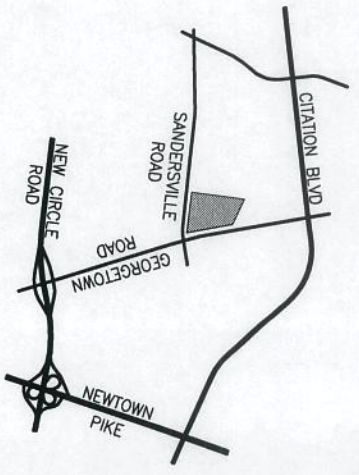
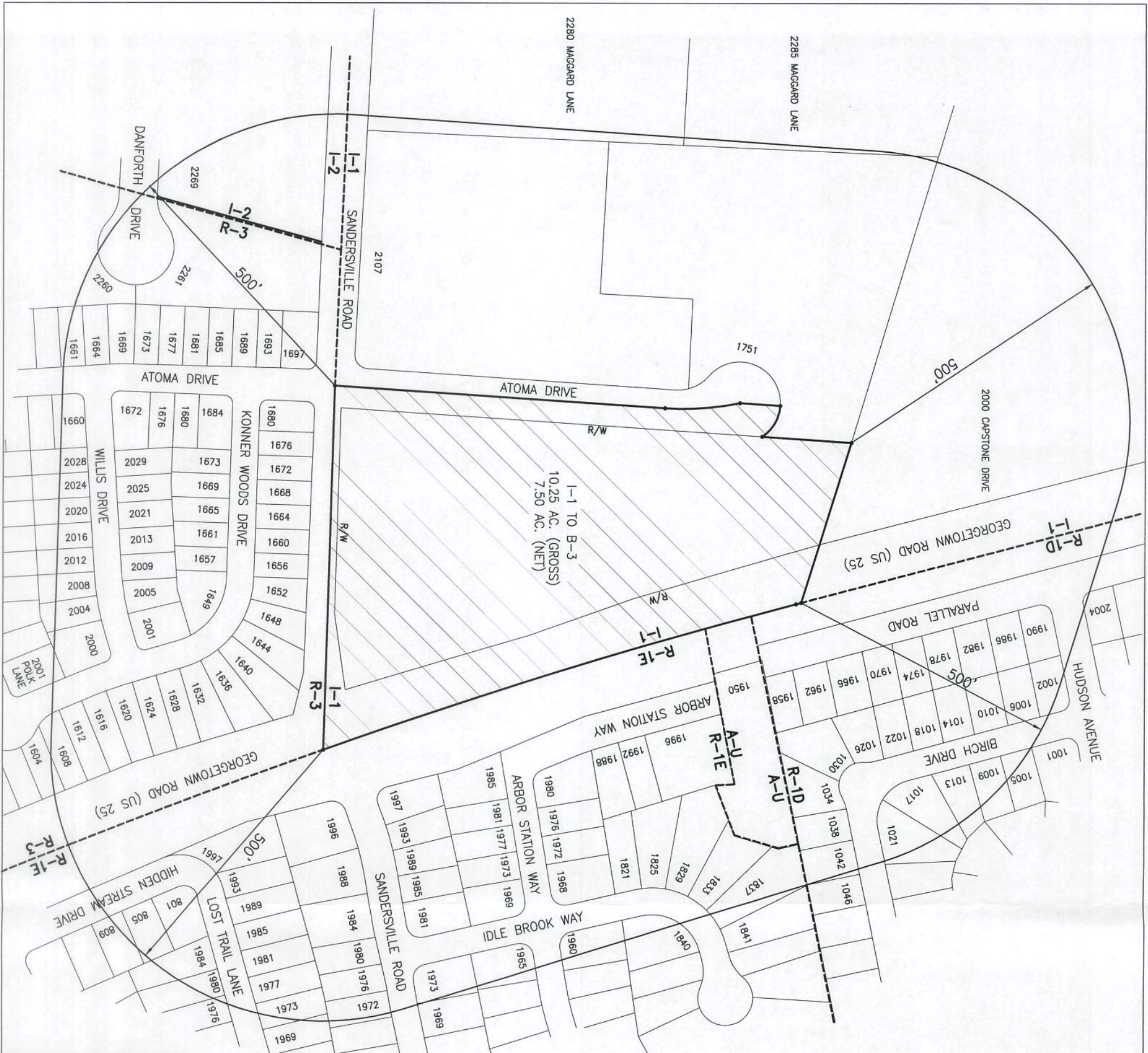
A handwritten signature in blue ink, appearing to read "Doug Gibson". The signature is stylized and cursive.

Doug Gibson
Partner

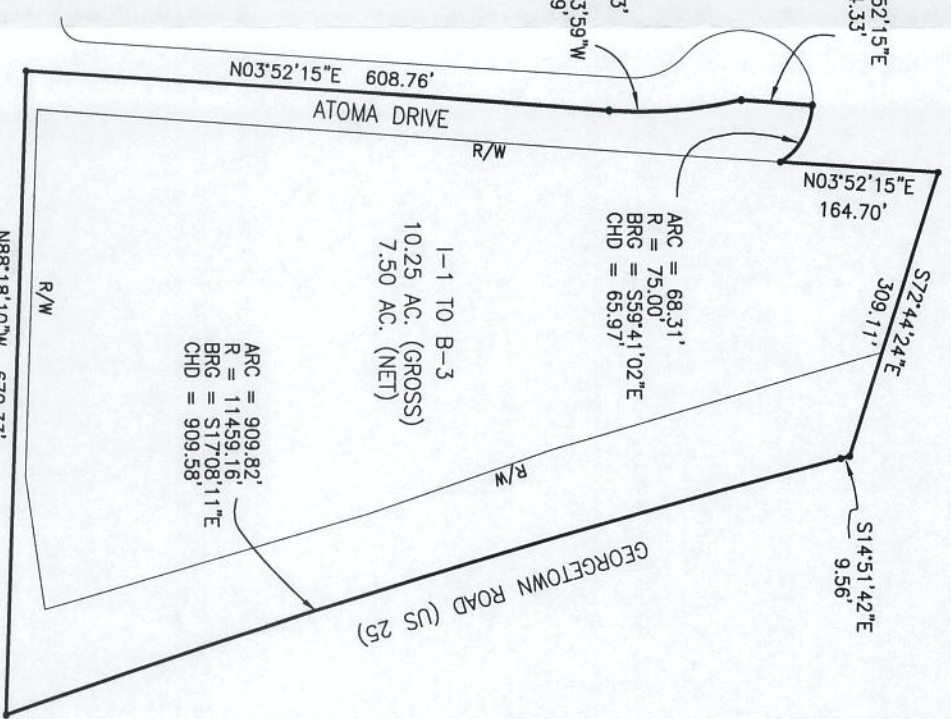
Legal Description of the
Westhampton Distribution Center Property
Zone Change From I-1 to B-3
1803 Georgetown Road
Lexington, Fayette County, Kentucky

ALL THAT TRACT OR PARCEL OF LAND SITUATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SANDERSVILLE ROAD AND GEORGETOWN ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the intersection of the centerline of Georgetown Road and Sandersville Road; thence along the centerline of Sandersville Road north 88 degrees 18 minutes 10 seconds west 670.33 feet to the intersection of the centerline of Sandersville Road and the centerline of Atoma Drive; thence along the centerline of Atoma Drive north 03 degrees 52 minutes 15 seconds east 608.76 feet to a point; thence along a curve to the left having an arc length of 138.53 feet, a radius of 500.00 feet, and a chord bearing of north 04 degrees 03 minutes 59 seconds west a distance of 138.09 feet to a point; thence leaving the centerline of Atoma Drive north 03 degrees 52 minutes 15 seconds east 74.33 feet to a point; thence along a curve to the right having an arc length of 68.31 feet, a radius of 75.00 feet, and a chord bearing of south 59 degrees 41 minutes 02 seconds east a distance of 65.97 feet to a point; thence north 03 degrees 52 minutes 15 seconds east 164.70 feet to a point; thence south 72 degrees 44 minutes 24 seconds east 309.11 feet to the centerline of Georgetown Road; thence along the centerline of Georgetown Road south 14 degrees 51 minutes 42 seconds east 9.56 feet to a point; thence along a curve to the left having an arc length of 909.82 feet, a radius of 11459.16 feet, and a chord bearing of south 17 degrees 08 minutes 11 seconds east a distance of 909.58 feet to the point of beginning and containing 10.25 gross acres and 7.50 net acres.



AREA NOTIFICATION MAP
1" = 200'



PROPERTY MAP
1" = 200'

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

Wesley B. Witt

ZOMAR: I-1 TO B-3	FROM	TO	GROSS	NET
PROPERTY ADDRESS: 1803 GEORGETOWN ROAD	I-1	B-3	10.25 AC	7.50 AC
APPLICANT: KENTUCKY HILL PROPERTIES, LLC				
OWNER: WESTHAMPTON DISTRIBUTION CENTER				
PREPARED BY: MIDWEST ENGINEERING, INC.				
DATE PREPARED: OCTOBER 5, 2015				
TOTAL			10.25 AC	7.50 AC