

**GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION**

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

APPLICANT:	VICTORY APOSTOLIC CHURCH INC. P.O. BOX 55210 LEXINGTON, KY 40555 PHONE: (859) 621-5937
OWNER:	VICTORY APOSTOLIC CHURCH INC. P.O. BOX 55210 LEXINGTON, KY 40555 PHONE: (859) 621-5937
ATTORNEY:	RICHARD V. MURPHY LEXINGTON FINANCIAL CENTER 250 WEST MAIN STREET LEXINGTON, KY 40507 PHONE: (859) 233-9811

**2. ADDRESS OF APPLICANT'S PROPERTY (Attach Legal Description)**

1420 GREENDALE ROAD, LEXINGTON, KY 40511

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

EXISTING		REQUESTED		ACREAGE	
ZONING	USE	ZONING	USE	NET	GROSS
A-R	VACANT	R-3	CHURCH	1.56	2.04

**4. SURROUNDING PROPERTY, ZONING & USE**

PROPERTY	USE	ZONING
North	RESIDENTIAL	A-R
East	INDUSTRIAL	I-1
South	RESIDENTIAL	R-3
West	RESIDENTIAL & VACANT	R-3 & A-R

**5. EXISTING CONDITIONS**

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	YES X NO
b. Have any such dwelling units been present on subject property in the past 12 months?	YES X 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.	YES X NO ___ UNITS

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

Roads	X Existing	To be constructed by	Developer	Other
Storm Sewers	X Existing	To be constructed by	Developer	Other
Sanitary Sewers	X Existing	To be constructed by	Developer	Other
Curb/Gutter/Sidewalks	Existing	To be constructed by	X Developer	Other
Refuse Collection	X LFUCG	Other		
Utilities	X Electric	X Gas	X Water	X Phone X 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 ( X ) OWNER or ( ) HOLDER of an agreement to purchase this property since June 27, 2011

APPLICANT Richard V. Murphy, atty DATE 1/3/12  
VICTORY APOSTOLIC CHURCH INC.

OWNER Richard V. Murphy, atty DATE 1/3/12  
VICTORY APOSTOLIC CHURCH INC.

LFUCG EMPLOYEE/OFFICER, if applicable \_\_\_\_\_ DATE \_\_\_\_\_

## STATEMENT OF JUSTIFICATION

The Applicant, Victory Apostolic Church, Inc. is requesting approval of a zone change from the Agricultural-Rural (A-R) zone to the Planned Neighborhood Residential (R-3) zone for 1.56 net acres of property at 1420 Greendale Road. The Applicant is also requesting a conditional use permit for a church for this property.

The zone change proposal is in agreement with the 2007 comprehensive plan. The land use map designates this property for medium density residential use. The R-3 zone is in agreement with this designation. R-3 zoning is also consistent with the zoning of the property to the immediate south, the Glens at Greendale Village, and with the zoning across Greendale Road.

In addition, a church is an allowed conditional use in the R-3 zone. A church would be an appropriate use on this property, which is bordered on the north by a residence in the A-R zone, on the east by the Norfolk-Southern Railroad tracks and the industrial uses on Innovation Drive, on the south by a newer single family residential subdivision, and by the west by vacant land which is zoned R-3. There is also a new detention basin immediately to the south in the R-3 property.

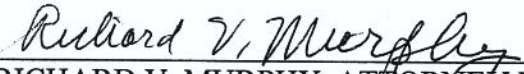
Therefore, we are requesting approval of this conditional use for the following reasons:

1. A church is an allowed conditional use in the R-3 zone.
2. The construction of a church on this property will not harm the public health, safety or welfare and will not impair the integrity or character of this zone or adjoining zones because the church will be an appropriate transitional use in light of the three different zoning categories surrounding the property, R-3, I-1 and A-R. The church will be compatible with the

newer single family residential neighborhoods in the area, the non-conforming houses on A-R tracts, and the industrial uses on the other side of the railroad tracks.

3. All public facilities and services are existing and will be adequate to serve the proposed use. The roads and sewage disposal facilities are already available and adequate for the site. A storm water detention basin is available to the south. All utilities are available. Fire and police protection are excellent, as this property is located within the urban service area of Lexington-Fayette County.

Thank you for your consideration of this zone change and conditional use application.

  
RICHARD V. MURPHY, ATTORNEY FOR  
APPLICANT

Susan:victory:statementofjustification