

MAR 2015-19

AMENDMENT RECEIVED: 9/24/15
Date Received 8/3/15

Pre-Application Date 7/27/15

Filing Fee \$490.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

(AMENDED)

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

APPLICANT: Greer Land Company 866 Malabu Drive, STE. 250, Lexington, KY 40513

OWNER: Willstone LLC C/O The Gibson Company
1050 Monarch Street, Unit 200
LEXINGTON, KY 40513

ATTORNEY: N/A

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

1100 & 1108 South Broadway

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
B-1	Vacant	B-3	Commercial	0.35	0.56
B-4	Warehouse	B-3 B-1	Commercial	1.24	1.44
Total				1.59	2.00

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Retail / Commercial	B-1 / B-3
East	Retail / Commercial / High Density Residential	B-1 / R-4
South	Commercial / Professional Office / High Density Res.	B-1 / P-1 / B-4 / R-4
West	Commercial / Retail	B-1 / B-3

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved? YES NO

b. Have any such dwelling units been present on the subject property in the past 12 months? YES NO

c. Are these units currently occupied by households earning under 40 % of the median income?
If yes, how many units? _____ houses are vacant YES NO
If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing. _____ 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 checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input 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 checked="" 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 8-3-15

OWNER _____ DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

Section 7: Justification for Requested Change

The requested zone change to Highway Service Business (B-3) Zone consists of 2.00 Acres (Gross), 1.59 Acres (Net). Currently the property is zoned as follows; 0.56 Acres (Gross), 0.35 Acres (Net) Neighborhood Business (B-1) Zone located at 1100 South Broadway; and 1.44 Acres (Gross), 1.24 Acres (Net) Wholesale and Warehouse Business (B-4) Zone located at 1108 South Broadway.

The proposed development is bounded on two sides by public streets. To the North West, this development fronts along South Broadway Street, a principal arterial for approximately 180 LF and runs from South Broadway to the South East. To the North East, this development fronts along Simpson Avenue for approximately 400 LF.

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 both 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.

Formerly the property located at 1100 South Broadway was a convenient store / gas station. It has since been demolished and currently sits vacant. The rear property located at 1108 South Broadway currently is occupied by a 18,000 SF warehouse building. This building will be demolished and a new 14,000 SF retail building will be constructed in its place. The retail space will include a convenience store with a gas pump island.

The proposed development will not adjoin any residential zones. To the South West, the property adjoins Professional Office P-1 and Neighborhood Business B-1 uses. To the North East and across Simpson Avenue, the property adjoins retail uses in a Neighborhood Business B-1 Zone.

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 redeveloping the existing properties with retail uses, 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 live. This all being part of a successful community concept.

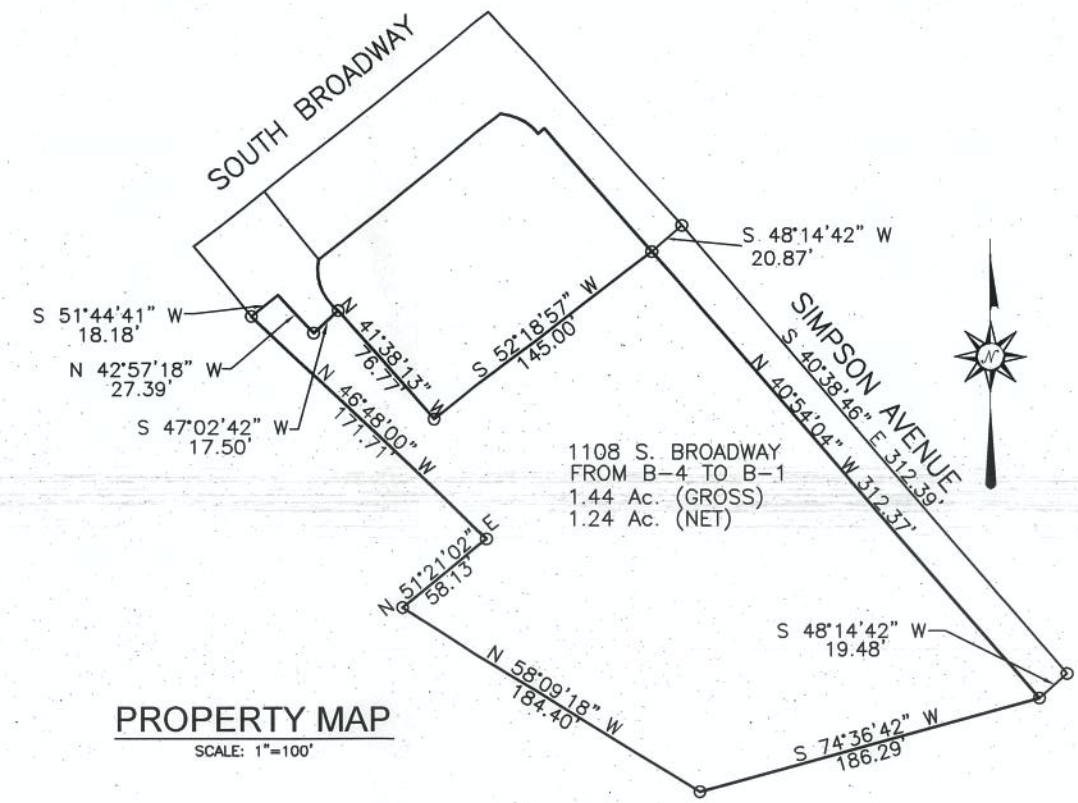
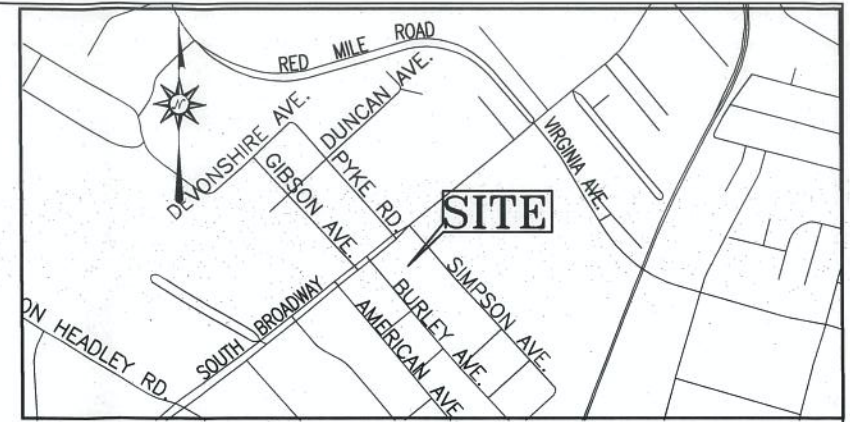
We are requesting approval of the zone change for the following reasons.

The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Fayette 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-4 To B-1
For
1108 South Broadway
Lexington, Ky. 40502**

Beginning at a point on the centerline of Simpson Avenue, said point being South 41° 45' 18" East 151.32 feet from the centerline intersection of South Broadway (US 68) and Simpson Avenue; thence with the centerline of said Simpson Avenue for one (1) call:

1. South 40° 38' 46" East 312.39 feet; thence leaving said centerline for one (1) call:
2. South 48° 14' 42" West 19.48 feet to a point on the southern Right-Of-Way line of said Simpson Avenue; thence with the line of 1108 South Broadway for four (4) calls:
3. South 74° 36' 42" West 186.29 feet;
4. North 58° 09' 18" West 184.40 feet;
5. North 51° 21' 02" East 58.13 feet;
6. North 46° 48' 00" West 171.71 feet to a point on the southern Right-Of-Way line of South Broadway (US 68); thence severing said Right-Of-Way for one (1) call:
7. North 38° 32' 18" West 47.38 feet to a point on the centerline of South Broadway (US 68); thence with said centerline for one (1) call:
8. North 51° 27' 42" East 46.51 feet; thence severing said Right-Of-Way for one (1) call:
9. South 38° 32' 18" East 46.00 feet to a point on the southern Right-Of-Way line of said South Broadway; thence with the line of 1108 South Broadway for three (3) calls:
10. Along a curve to the left having a radius of 26.52 feet, a delta angle of 65° 45' 38" and a long chord of South 20° 47' 45" East 28.80 feet;
11. South 41° 38' 13" East 76.77 feet;
12. North 52° 48' 57" East 145.00 feet to a point on the western Right-Of-Way line of said Simpson Avenue; thence severing said Right-Of-Way for one (1) call:
13. North 48° 14' 42" East 20.87 feet to the Point of Beginning containing 1.44 acres Gross, 1.24 acres Net.



ZOMAR:	TITLE: 1108 S BROADWAY			
PROPERTY ADDRESS:	FROM	TO	GROSS	NET
1108 S BROADWAY	B-4	B-1	1.44	1.24
APPLICANT NAME / ADDRESS:				
GREER LAND COMPANY				
866 MALIBU DRIVE, STE. 250				
LEXINGTON, KY 40502				
OWNER:				
WILLSTONE LLC C/O THE GIBSON COMPANY				
1050 MONARCH STREET, UNIT 200				
LEXINGTON, KENTUCKY 40513				
PREPARED BY: VISION ENGINEERING, LLC				
DATE FILED OR AMENDED: SEPTEMBER 24, 2015			TOTAL	
			1.44	1.24