

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Burley Partners, LLC 1315 W. Main St., Suite #C, Lexington, KY 40508, 859.389.6976
OWNER:	Southside Baptist Church, Southside Baptist Church Board of Trustees 201, 205 Burley Ave, 1107, 1109, & 1111 Stillwell Ave, Lexington, KY 40503, 859 225 3661
ATTORNEY:	N/A
Agent for application is Abbie Jones, Abbie Jones Consulting. 1022 Fontaine Rd, Lexington, KY 40502 – 859.559.3443	

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

201 & 205 Burley Av, 1107, 1109, & 1111 Stillwell Av – See Attached

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
[201] R-1D	Residential	R-4	Multifamily	0.10	.1+.09=.19
[205] R-1D	Church	R-4	Multifamily	0.28	.28+.05=.33
[1107] R-1D	Vacant	R-4	Multifamily	0.13	.12+.02=.15
[1109] R-1D	Parking	R-4	Multifamily	0.19	.19+.02=.21
[1111] R-1D	Vacant	R-4	Multifamily	0.20	.2+.02=.22

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Residential (see attached map)	R-1D
East	Residential	R-1D
South	Residential/Park	R-1D
West	Apartments/Business	R-4/B-4

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.)

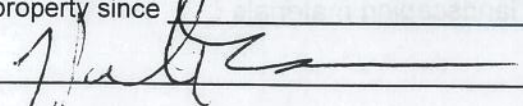
Roads	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Sanitary Sewers	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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 checked="" type="checkbox"/> Cable			

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

This is in...	<input checked="" type="checkbox"/> in agreement with the Comp. Plan <input checked="" type="checkbox"/> more appropriate than the existing zoning <input type="checkbox"/> due to unanticipated changes.
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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 

DATE 3-12/14

OWNER Contingent Offer Letter Attached
 LFUCG EMPLOYEE/OFFICER, if applicable _____

DATE _____
 DATE _____

7. Justification

The properties, as owned by Southside Baptist Church, have not been heavily used in the past few years with a couple of the properties vacant. This proposed project consolidates the properties and matches the diverse uses (with larger multifamily development a block away and adjacent). Also adjacent, the Burley Park acts as a buffer, while creating a recreational outlet for this project. Several positive points are:

- Some of the units are split vertically (owner on bottom and owner on top) so townhome zoning doesn't completely match the use. This variation in the units is one example of the developer's vision to not create cookie-cutter products. This is why R-4 not R-1T is selected.
- This project is located within the Infill and Redevelopment Boundary (section of the Comp. Plan) and meets the following suggested design guidelines:
 - Primary Entrances Face the Street
 - Parking is behind the front building line
 - Building offsets and architectural details of interest are proposed.
 - Attached Townhouses is a suggested infill choice.
 - Developer plans to use smart lighting plans to brightly light appropriate areas for safety while providing cutoff for lighting outside of the property l
 - Maximum two story height is in keeping with the existing neighborhood
 - Sloped roofs are proposed
- The project wishes to be a positive change in the neighborhood and has neighborhood support. The developer has gone above and beyond the minimum requirements by meeting individually with several of the nearby homeowners.
- More than the minimum amount of parking is proposed at the request of the neighborhood. The neighborhood wishes to have a minimum of one parking space per bedroom plus a few for visitors.
- This is currently and proposed residential, only increasing density, which is allowed with the open space reduction within 1000ft of a park. This project meets the 20% requirement without using this available reduction.
- Full width drive aisles and parking spaces are provided on this tight site.
- The project will create less than 100 new peak hour trips and does not require a Traffic Impact Study.
- Property is not located in a floodplain.
- There is a demand for additional housing units in this neighborhood.
- Developer desires to use alternative landscaping plants for the buffer areas without the 6ft privacy fences which have an apartment feel and do not promote a feeling of single family community.
- Site averaging for setbacks is not an available solution according to staff. The impact of the staggered front lines of the units would be less if the "averaging" method were acceptable.

The items requested are:

1. Zoning change from R-1D to R-4
2. Front yard setback variance on Burley from 20ft to 5ft
3. Front yard setback variance on Stillwell from 20ft to 5ft
4. Project exterior yard variance from 20ft to 5ft
5. Property Perimeter Landscape & Buffer (R1D to R4) variance from 6ft to 2.5ft using alternative landscaping materials
6. Property Perimeter Landscape & Buffer (B4 to R4) variance from 15ft to 4ft and eliminate requirement for 6ft fence, using alternative landscaping materials

LEGAL DESCRIPTION

SOUTHSIDE BAPTIST CHURCH PROPERTY

Zone Change from R-1D to R-4

201-205 Burley Avenue, 1107-1109, 1111 Stillwell Avenue
Lexington, Fayette County, KY

A TRACT OF LAND SITUATED AT THE CORNER OF BURLEY AVENUE AND STILLWELL AVENUE IN LEXINGTON, FAYETTE COUNTY, KY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

Beginning at an iron pin found at the corner of Lot 17 Riddell Plaza, which is the true point of beginning;

thence N 47°37'21" E a distance of 225.10' to a point in the rear yard;

thence S 42°22'39" E a distance of 192.53' to the centerline of Stillwell Avenue;

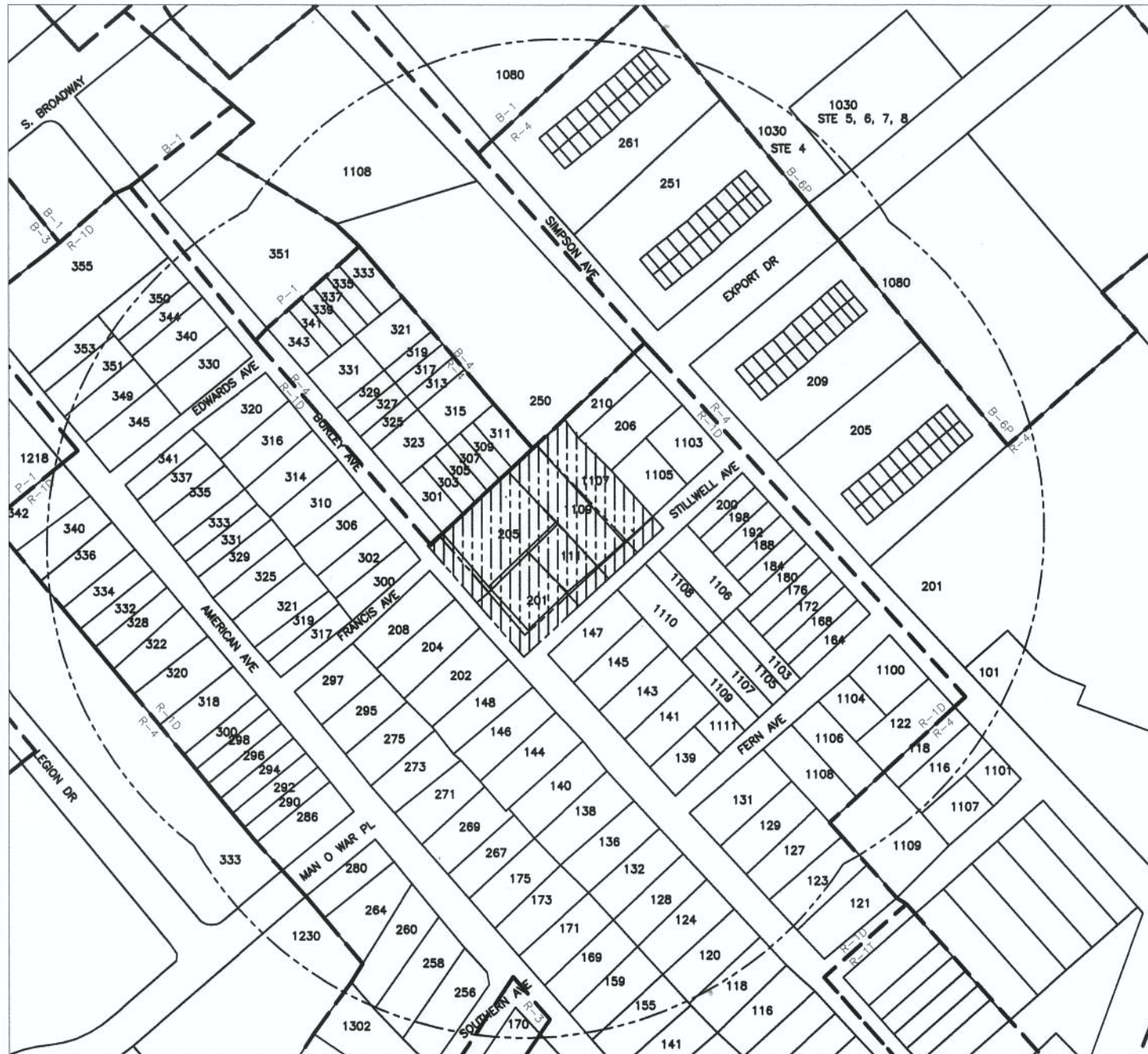
thence running with Stillwell Avenue S 47°27'35" W a distance of 250.17' to a point at the intersection of Burley Avenue and Stillwell Avenue to a point;

thence running with Burley Avenue N 40°52'40" W a distance of 193.30' to a point at the centerline of Burley Avenue;

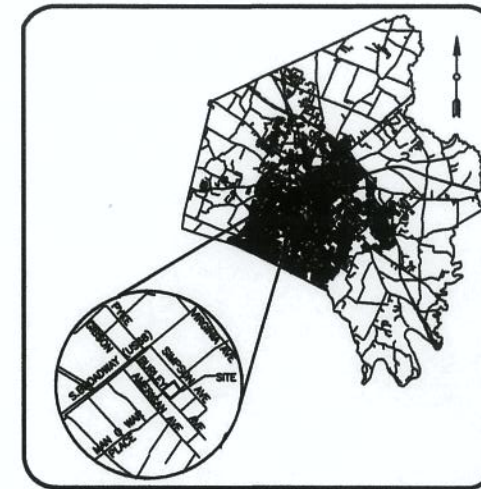
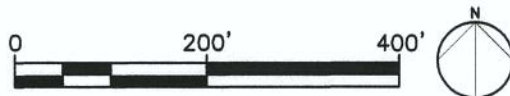
thence turning back to the property N 47°37'21" E a distance of 20.00' to iron pin found, which is the point of beginning,

Containing a gross area of 1.10 and a net area of 0.90 acres.

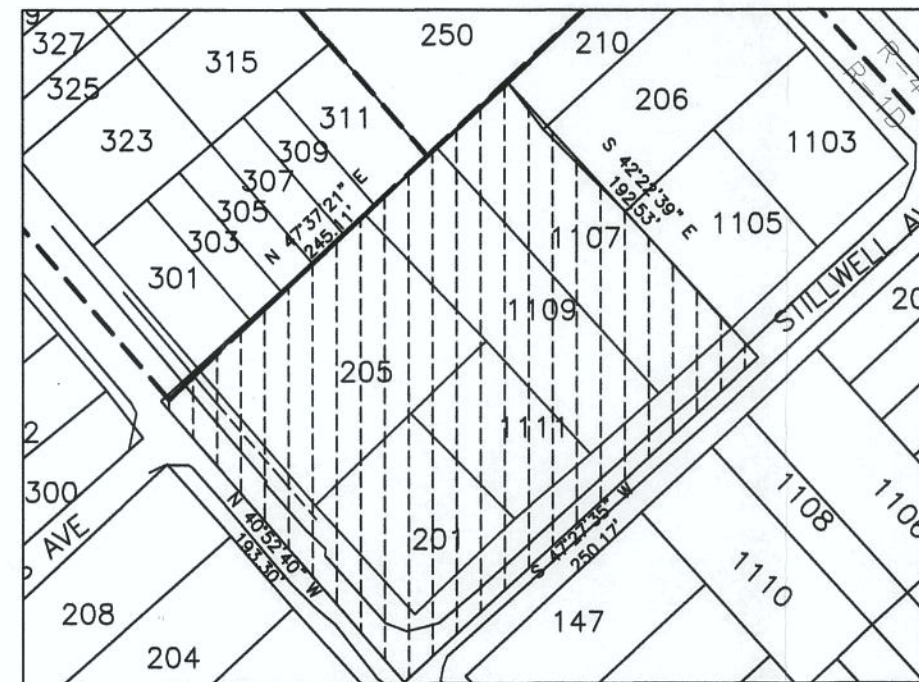
Said description prepared by Abbie Jones, PLS # 3963.



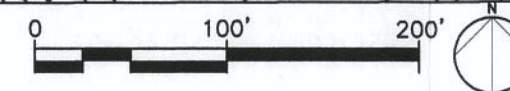
NOTIFICATION MAP



VICINITY MAP
N.T.S.



PROPERTY MAP



STATE OF KENTUCKY
ABBIE JONES
 3963
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

Abbie Jones
 3/11/14

Title: Burley Condominium
Property Address: 201, 205 Burley Avenue, 1107, 1109, 1111 Stillwell Avenue
Applicant Name/Address: Burley Partners, LLC, 1315 W. Main St. Suite #C, Lexington, KY 40508
Owner Name: Southside Baptist Church
Prepared by: Abbie Jones Consulting
Date Filed or Amended: 03/12/14

PROPERTY SUMMARY

- 201 BURLEY FROM R-1D TO IR-4 0.10ac NET, 0.19ac GROSS
- 205 BURLEY FROM R-1D TO R-4. 0.28ac NET, 0.33ac GROSS
- 1107 STILLWELL FROM R-1D TO R-4. 0.13ac NET, 0.15ac GROSS
- 1109 STILLWELL FROM R-1D TO R-4. 0.19ac NET, 0.21ac GROSS
- 1111 STILLWELL FROM R-1D TO R-4. 0.20ac NET, 0.22ac GROSS
- TOTAL 0.90ac NET, 1.10ac GROSS