

**GENERAL INFORMATION**

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

<b>APPLICANT:</b>	Andover Townhouse Partners, PLLC, c/o Doug Charles 2100 Liberty Road, Lexington, KY 40509 (859) 983-9334
<b>OWNER:</b>	George W. Ginter 3400 Todds Road, Lexington, KY 40509
<b>REPRESENTATIVE:</b>	Rory Kahly, EA Partners, PLC (859) 296-9889 3111 Wall Street, Lexington, Kentucky 40513

**2. ADDRESS OF APPLICANT'S PROPERTY (ATTACH LEGAL DESCRIPTION-SEE ATTACHED SAMPLE.)**

3400 Todds Road

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

Zoning	Existing Use	Zoning	Requested Use	Net Acreage	Gross
R-1D	Residence	R-4	Residential	3.66	4.54

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

Property	Use	Zoning
North	Golf Course	R-1E
East	Golf Clubhouse & Amenities	R-1D
South	Residential	R-1D
West	Church	A-U

**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 <u>40%</u> 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 type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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 checked="" 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 5/28/2014.

APPLICANT [Signature] DATE July 7, 2014

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

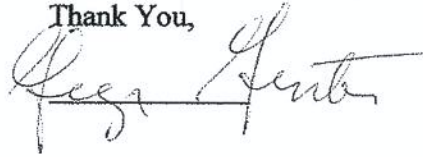
LFUCG EMPLOYEE/OFFICER, if applicable \_\_\_\_\_ DATE \_\_\_\_\_

7/7/14

To Whom It May Concern:

I, George Ginter, owner of 3400 Todds Rd., Lexington, Ky 40509 do hereby give permission for Andover Partners LLC to apply for a zone change to my property at this same address.

Thank You,

A handwritten signature in cursive script that reads "George Ginter". The signature is written in black ink and is positioned below the typed text "Thank You,".

## STATEMENT OF JUSTIFICATION

Andover Townhouse Partners, PLLC is requesting approval of a zone change for 3.66 net acres located at 3400 Todds Road. The property is currently zoned single-family residential (R-1D) and the request is to rezone to high density apartment (R-4) in order to accommodate a dense townhome residential use. The proposal calls for 20 townhomes all accessing a proposed access easement. The property adjoins and will be complementary of the Andover Golf and Country Club.

The application is in agreement with the Comprehensive Plan. In addition, the existing R-1D zoning is inappropriate and the proposed R-4 zoning is appropriate.

The current use of the R-1D zoning is no longer appropriate. The property fronts on Todds Road and is a single family residence. It is adjoined to the east by Andover Golf Course Clubhouse facilities, to the west by a church, to the south by single family detached homes and to the North by Todds Road which is being widened. There are no multi-family homes in the immediate vicinity. The property is well situated to be integrated into the Andover Golf Course Development. Given these factors, the existing zoning is in appropriate and the proposed R-4 zone is appropriate.

The proposal is also consistent with the Comprehensive Plan's emphasis upon efficient use of land within the Urban Services Area and compatible infill development.

Goal 1, of Theme A, Growing Successful Neighborhoods, is "Expand housing choices".

Objective b. Plan for housing that addresses the market needs for all of Lexington-Fayette County's resident, including, but not limited to, mixed-use and housing near Employment and commercial areas.

Goal 2, of that same Theme is to "Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth."

Goal 1, of Theme E, Maintaining a balance between Planning for Urban Uses and safeguarding rural land, is "uphold the Urban Services Area Concept".

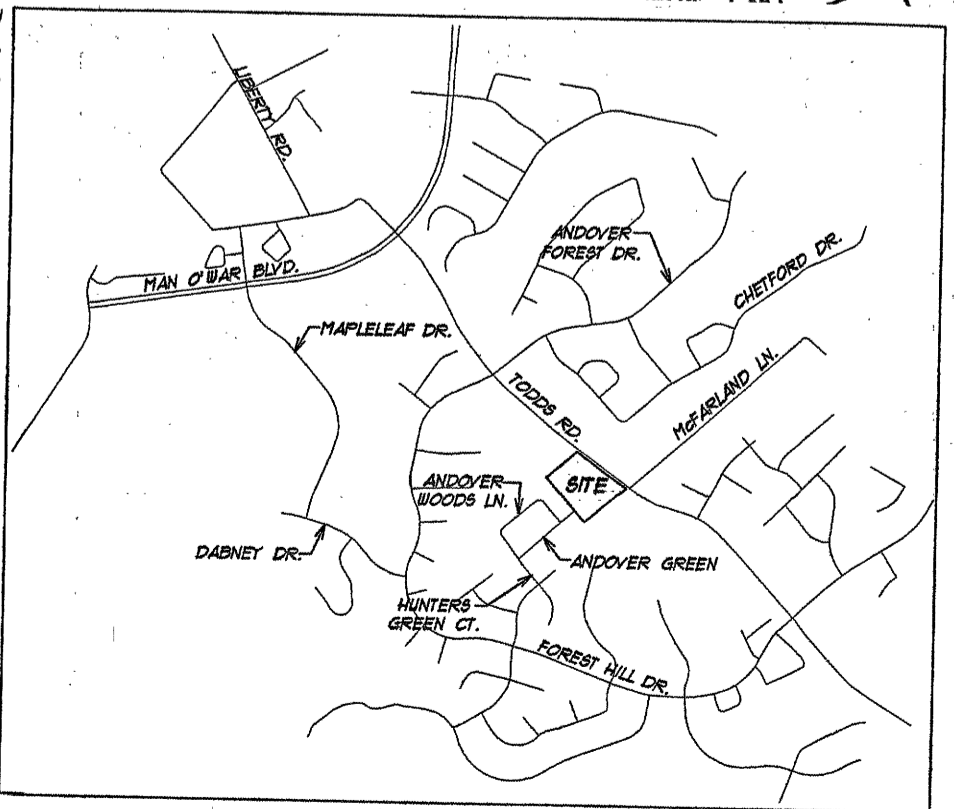
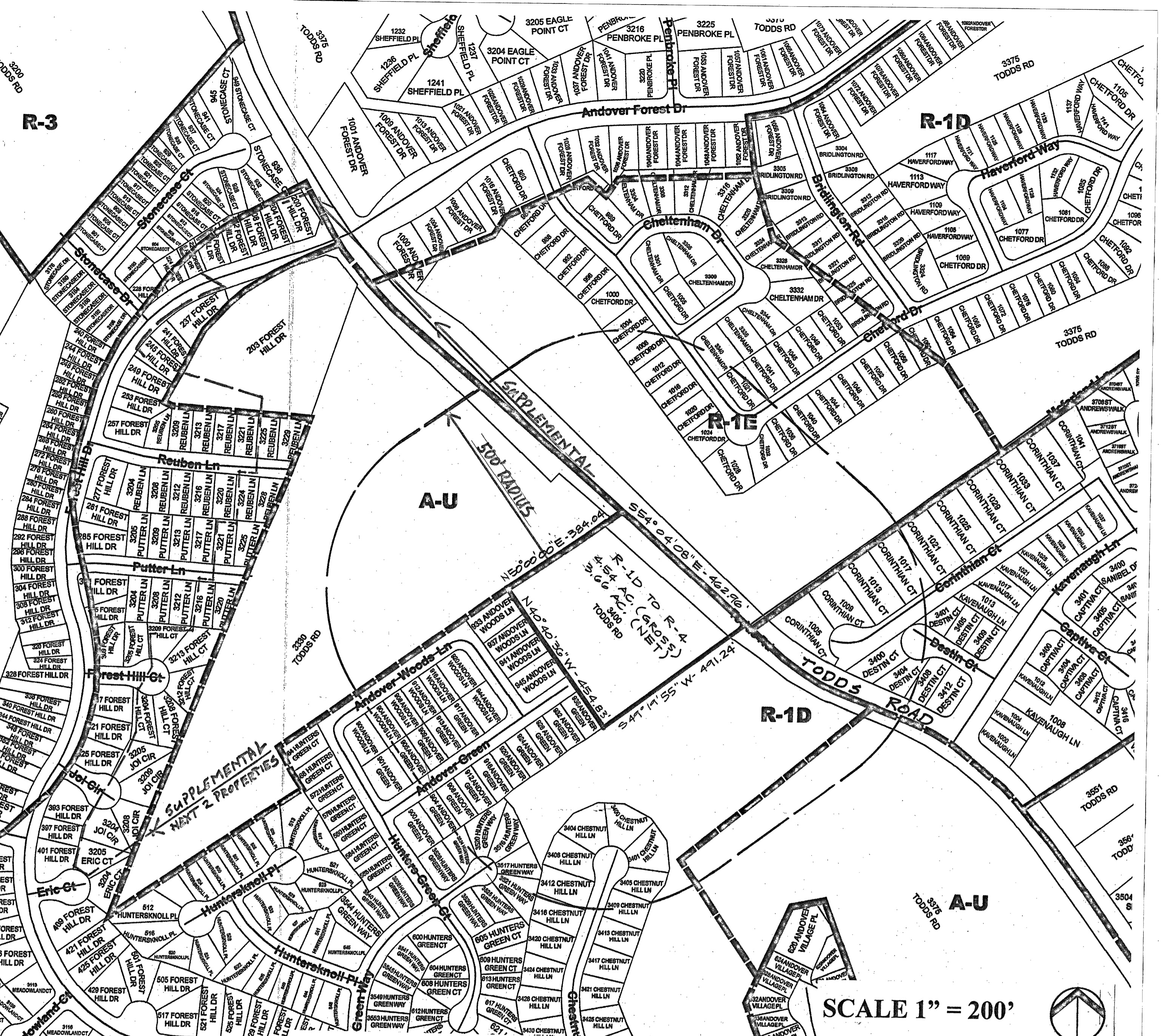
Objective b. encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth.

Additionally, "Developing vacant and underperforming land in the Urban Service Area to accommodate Lexington's growth is a key component of safeguarding rural land." is stated within the Plan, Chapter 7. Further, the Plan considers infill to be throughout the Urban Services Area, not just in the downtown area. Infill is also to be sensitive to the character of existing neighborhoods.

George W. Ginter Property  
3400 Todds Road  
Lexington, Fayette County, Kentucky  
Zone Change from R-1D to R-4

Being a tract of land situated south of Todds Road approximately 0.9 miles east of the intersection of Man O War Boulevard and Todds Road, and being more fully described and bounded as follows:

**BEGINNING AT A POINT** in the centerline of Todds Road, said point also lying in the extended western line of Andover Golf and Country Club recorded in Deed Book 1553, Page 692 of record in the Fayette County Clerk's Office; thence with said western line South 49 degrees 19 minutes 55 seconds West, 491.24 feet to a point in the northeastern line of Williams Property, Lot 2 as shown on Plat Cabinet K, Slide 606 of record in the Fayette County Clerk's Office; thence with said northwestern line North 40 degrees 40 minutes 36 seconds West, 454.83 feet to point in the eastern line of Baptist Church of Andover, Inc. recorded in Deed Book 1686, Page 41 of record in the Fayette County Clerk's Office; thence with eastern line North 50 degrees 00 minutes 00 seconds East, 384.04 feet to a point in the centerline of Todds Road; thence with said centerline South 54 degrees 04 minutes 08 seconds East, 462.96 feet to the **POINT OF BEGINNING** and containing 4.54 acres (Gross) and 3.66 acres (Net).



VICINITY MAP  
(NOT TO SCALE)

SCALE 1" = 200'



**Notification Map and  
Supplemental Notification Map**

**WILLIAMS PROPERTY, LOT 1**  
ADDRESS: 3400 TODDS ROAD, LEXINGTON, KY

OWNER: GEORGE W. GINTER  
3400 TODDS ROAD  
LEXINGTON, KY 40509

APPLICANT: ANDOVER TOWNHOUSE PARTNERS, PLLC  
c/o DOUG CHARLES  
2100 LIBERTY ROAD  
LEXINGTON, KY 40509

PREPARED BY: EA PARTNERS, PLC  
DATE FILED: JULY 7, 2014

ZONE CHANGE REQUEST:  
FROM: SINGLE FAMILY (R-1D) ZONE  
TO: HIGH DENSITY APARTMENT (R-4) ZONE

AREA: 3.66 NET & 4.54 GROSS ACRES

