

MAR 2015-20

Date Received 8/3/15

Pre-Application Date 6/30/15

Filing Fee \$ 470.00

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT: Continental Real Estate	150 E. Broad Street Columbus, Ohio 43215	(614) 221-1800
OWNER: Lexington Senior Housing, LLC	150 E. Broad Street Columbus, Ohio 43215	(614) 221-1800
ATTORNEY: --		

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

4251 Saron Drive, Lexington, Kentucky 40515 (a portion of)

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-4	Vacant	B-6P	Retail, Restaurant	0.99	1.16

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Fueling Station (shell)	B-6P
East	Shopping Center	B-6P
South	Assisted Living Facility	R-4 w.CUP
West	Vacant / West Hickman Creek	R-4

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Have any such dwelling units been present on the subject property in the past 12 months?	<input type="checkbox"/> YES <input checked="" 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.)

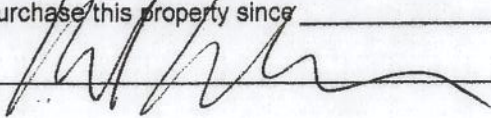
Roads	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Storm Sewers	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" type="checkbox"/> 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  DATE 8/3/15

OWNER _____ DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

August 3, 2015

Lexington-Fayette Urban County Planning Commission
Division of Planning – Planning Services Section
200 E. Main Street
Lexington, Kentucky 40507

RE: Saron Drive Property - North Property (Lot 1, Tract 2) – Statement of Justification

On behalf of the applicant, Continental Real Estate, I present this Statement of Justification as a part of the Zone Map Amendment Request (MAR) Application for the above mentioned project.

The subject property, Lot 1 Tract 2 of 4251 Saron Drive, Lexington, Kentucky 40515, is currently zoned High Density Apartments (R-4) and the applicant is requesting a zone change to Planned Shopping Center (B-6P). The proposed land-use, as shown on the preliminary development plan filed with this zone change, is as a two-unit building consisting of a restaurant with drive-thru and retail services. Lot 1 Tract 2 is 0.99 acres in size, is currently vacant, and is owned by Lexington Senior Housing, LLC a subsidiary of Continental Real Estate.

The remaining 4.24 acre south property, Lot 1 Tract 1, is currently under construction as an assisted living facility by the Owner under a Conditional Use Permit granted on August 22, 2014 and Final Development Plan approved on March 12, 2015.

The assisted living facility property is effectively separated from the north property due to existing topographic and flood plain constraints. As a result, the 0.99 acre north property was unable to be utilized in the planning and development of the assisted living facility. As a stand-alone tract of land, the north property is too small to be utilized for high-density apartments and is therefore no longer appropriate for R-4 zoning and is more suited to the B-6P zoning proposed by the Applicant. The adjacent properties to the north, a Shell fueling station, as well as to the east (across Saron Drive), the Bates Creek South Shopping Center, are both zoned B-6P. Lot 1 Tract 1 to the south shall remain under the Conditional Use Permit for the assisted living facility and the property to the west is the undevelopable floodplain for West Hickman Creek.

The zone change request to B-6P is appropriate for this property as outlined above and is in compliance with the 2013 Comprehensive Plan. The proposed zone change and land-uses are consistent with the intent of the Planned Shopping Center (B-6P) zone through the location of additional commercial property in close proximity to existing commercial properties in a convenient location. This assures convenience by providing commercial areas in the proper location relative to established residential neighborhoods in order to serve the people of the area conveniently.

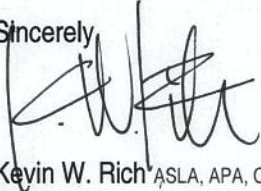
The proposed uses of a restaurant and retail services will also aid in improving the economic base and tax structure of the Lexington Metropolitan Area through the creation of jobs and prosperity to its residents. The proposed development will promote economically sound planning and commercial uses that are in close proximity to supporting and/or similar uses. Thereby being compatible with the existing zoning surrounding the subject property. Additionally, the proposed development of Lot 1 Tract 2 will meet current market demands for jobs as encouraged in the 2013 Comprehensive Plan.

RICH DESIGN STUDIOS

For the reasons stated within this letter and the Map Amendment Request application submittal, the applicant hereby requests approval of a zone change for Lot 1 Tract 2, located at 4251 Saron Drive, Lexington, Kentucky 40515, from High Density Apartments (R-4) to Planned Shopping Center (B-6P) and approval of the associated Preliminary Development Plan also submitted.

Thank you for your consideration of the Applicants zone change request. Please do not hesitate to contact me with any questions or should additional information be required.

Sincerely,



Kevin W. Rich, ASLA, APA, CLARB
Principal

LEGAL DESCRIPTION

Lexington Senior Housing, LLC
Zone Change for Lot 1, Tract 2 from R-4 to B-6P
4251 Saron Drive
Lexington, Fayette County, Kentucky

All that tract of land on the west side of Saron Drive in Lexington, Fayette County, Kentucky, and being a part of Lot No. 1 of the Coons Property to the City of Lexington as shown on plat of record in Plat Cabinet "K" Slide "306" and being more fully described by survey as follows:

BEGINNING at a found iron pin with cap stamped "LS 2442" on the west right-of-way of Saron Drive and being the common corner with Lot No.1 and Lot No.7 in the western right-of-way of Saron Drive as shown in Plat Cabinet "K" Slide "306";

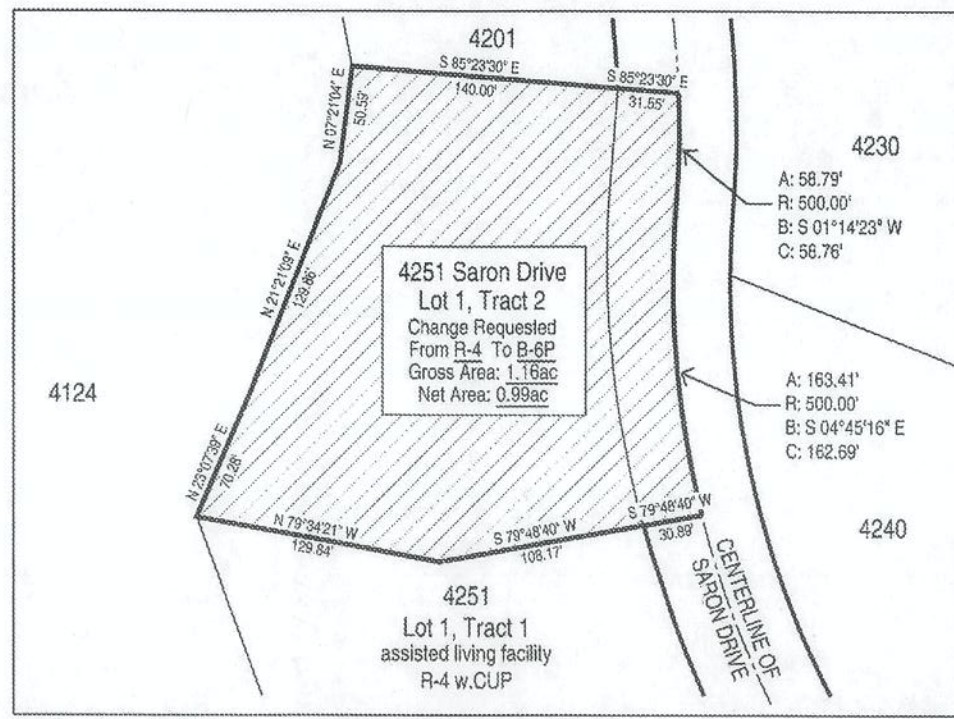
- 1) Leaving the right-of-way S 85°23'30" E a distance of 31.55 feet to the centerline of Saron Drive;
- 2) Thence with the centerline, a curve turning to the right with an arc length of 58.79 feet, with a radius of 500 feet, with a chord bearing of S 01°14'23" W, with a chord length of 58.76 feet;
- 3) Thence with the centerline, a curve turning to the left with an arc length of 163.41 feet, with a radius of 500 feet, with a chord bearing of S 04°45'16" E, with a chord length of 162.69 feet;
- 4) Thence leaving the centerline S 79°48'40" W a distance of 30.89 feet to the west right-of-way of Saron Drive;
- 5) Thence leaving the right-of-way, S 79°48'40" W a distance of 108.17 feet to a set rebar;
- 6) N 79°34'21" W a distance of 129.84 feet to a found iron pin with cap stamped "LS 2115";
- 7) N 23°07'39" E a distance of 70.28 feet to a set rebar;
- 8) N 21°21'09" E a distance of 129.86 feet to a set rebar;
- 9) N 07°21'04" E a distance of 50.59 feet to a found iron pin with cap stamped "LS 2115";
- 10) S 85°23'30" E a distance of 140.00 feet to a found iron pin with cap stamped "LS 2442"; being the point of BEGINNING, having an area of 1.16 acres, of which 0.17 acres is right-of-way, and the 0.99 acres being a portion of the property conveyed to Lexington Senior Housing, LLC of record in Deed Book 3302, Page 435 in the Fayette County Clerk's Office, Fayette County, Kentucky.

The bearings in this description are based on the plat of record in Plat Cabinet "K" Slide "306". All deeds and plats referenced hereon are of record in the Fayette County Clerk's Office, Fayette County, Kentucky.



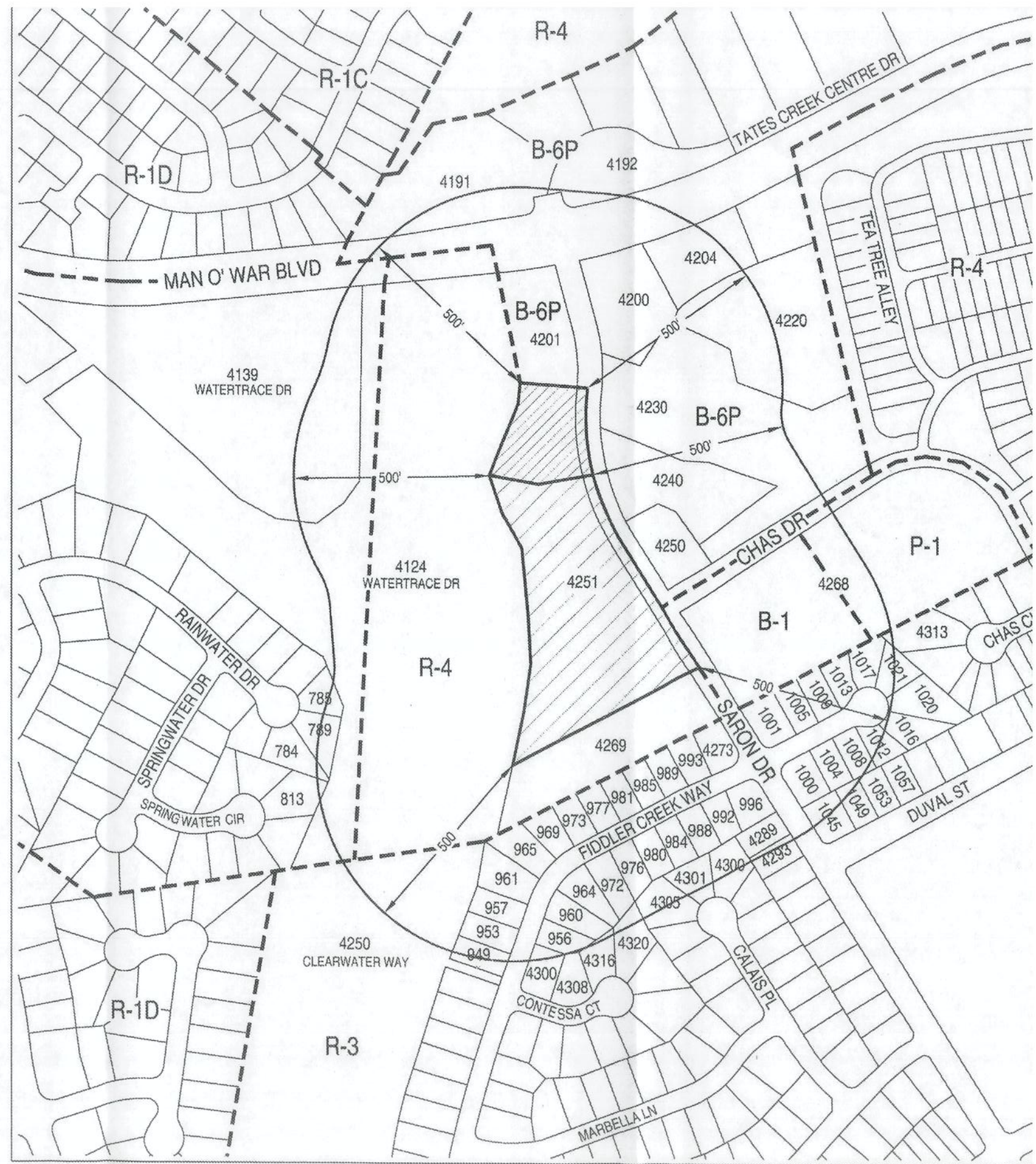
not to scale

VICINITY MAP



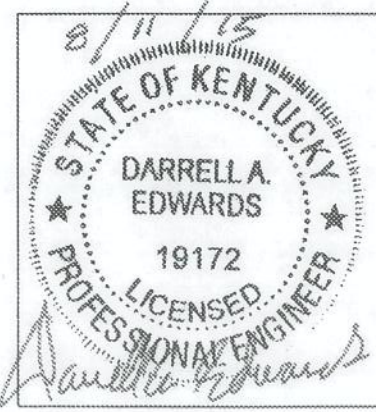
scale: 1" = 100'

PROPERTY MAP



scale: 1" = 300'

NOTIFICATION MAP



title		date filed	
PROPERTY INFORMATION MAP		08.03.2015	
Saron Drive - North Property (Lot 1, Tract 2)			
owner	applicant	property address	from
Lexington Senior Housing	Continental Real Estate	4251 Saron Drive	R-4
150 E. Broad St	150 E. Broad St	(a portion of)	to
Suite 300	Columbus, Ohio 43215	Lexington, KY 40515	B-6P
Columbus, Ohio 43215			gross
			1.16 ac
			net
			0.99 ac
prepared by	RICHDESIGNSTUDIOS		
	LAND PLANNING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE		
	840 south 4th street, suite 200, louisville, kentucky 40202		
	502.442.0601 www.richdesignstudios.com		