

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

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

APPLICANT:	Arnold Properties LLC 2549 Richmond Road Ste. 101, Lexington, KY 40509; 859-266-3181
OWNER:	Barbara Ann Able PO Box 17, Lancaster KY 40444
ATTORNEY:	None

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

1165 Jones Trail, Lexington, KY 40517

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-2	Vacant	R-3	Apartment Building	0.253	0.253

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

Property	Use	Zoning
North	Townhouse Residential	R-1T
East	Planned Neighborhood Residential	R-3
South	Two-Family Residential	R-2
West	Two-Family Residential	R-2

**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 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 January 16, 2013.

APPLICANT *Zatewood Arnold* DATE 2-4-13

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

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

February 4, 2013

Tracy Wade, Senior Planner  
Lexington-Fayette Urban County Government  
Division of Planning  
101 East Vine Street  
Lexington, KY 40507

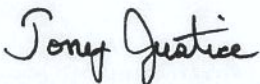
RE: 1165 Jones Trail Zone Change  
Justification Letter

Dear Tracy,

Arnold Properties, LLC is requesting a zone map amendment for the property located at 1165 Jones Trail. This amendment will change the property from the current zone of Two-Family Residential (R-2) to Planned Neighborhood Residential (R-3). It will allow for the development of a 4-unit apartment building in this neighborhood at the subject property. The justification for this request is that it conforms to the general character of the neighborhood. The subject property is surrounded by both medium-density and high-density residential zoning. The zoning of the property immediately adjacent to the east is currently zoned R-3. In addition, the zoning of the property located at 1173 Jones Trail, which is located just one lot south of the subject property, was recently changed from R-2 zone to R-3 zone in July 2005. The proposed zoning is appropriate because it would allow for the development of a 4-unit apartment building which is a perfect complement to the surrounding multi-family developments which include townhomes and duplexes. A large apartment complex is also located within 500 feet of the subject property. Therefore, the proposed zoning and development is appropriate and consistent with the existing character and use of the surrounding areas.

Your consideration of this request is appreciated and I look forward to meeting with the Planning Commission to further discuss the proposal.

Sincerely,



Anthony W. Justice, EIT, PLS  
Trinity Engineering & Surveying, LLC

**LEGAL DESCRIPTION**

**BARBARA ANN ABLE PROPERTY**  
Zone Change from R-2 to R-3  
1165 Jones Trail  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED TO THE EAST OF JONES TRAIL AND THE NORTH OF APPIAN CROSSING WAY IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

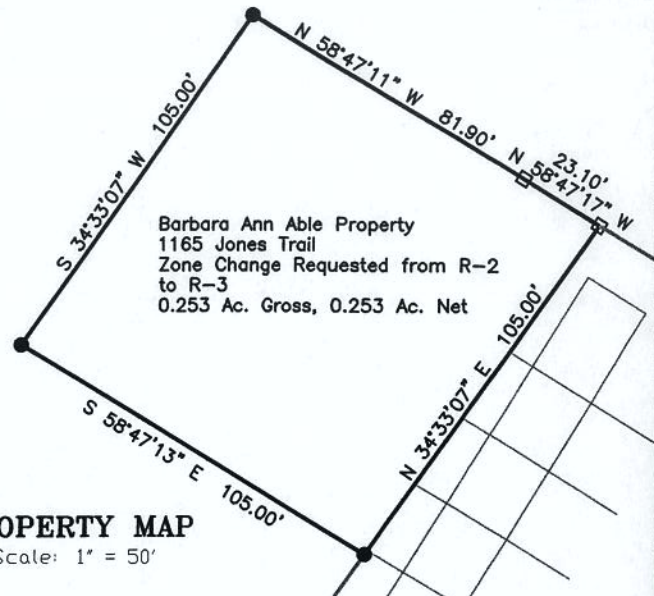
BEGINNING at an Iron Pin (found), said point being a corner of Arnold Properties, LLC, D.B. 2578, Page 26 and in the line of The Oldfield Family, LLC, D.B. 1956, Page 26; thence leaving the line of Arnold Properties, LLC and with the line of The Oldfield Family, LLC N 58° 47' 17" W for 23.10' to a Pipe (found) at a corner of TK Rentals, Inc., D.B. 2378, Page 410; thence with the line of TK Rentals, Inc. N 58° 47' 11" W for 81.90' to an Iron Pin (set) at a corner of Henry & Maude Shelby, D.B. 737, Page 21; thence with the line of Shelby for the following two (2) calls: S 34° 33' 07" W for 105.00' to an Iron Pin (set); thence S 58° 47' 13" E for 105.00' to an Iron Pin (set) in the line of Arnold Properties, LLC, D.B. 2578, Page 26; thence with the line of Arnold Properties, LLC N 34° 33' 07" E for 105.00' to the point of beginning, containing a gross area of 0.253 acres, and a net area of 0.253 acres.

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Anthony W. Justice, PLS  
Trinity Engineering & Surveying, LLC  
113 Windsong Way  
Georgetown, KY 40324  
859-948-0198

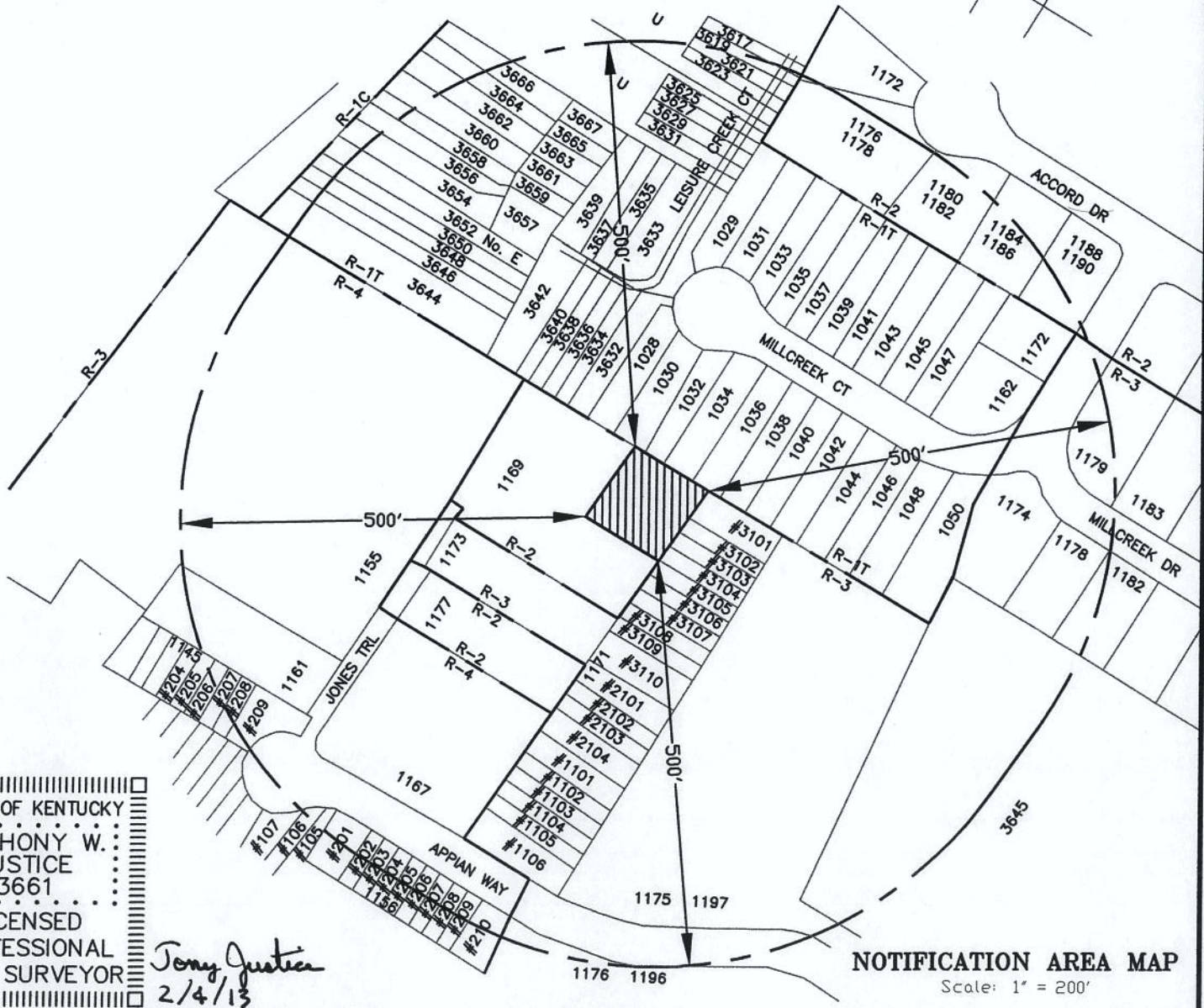


VICINTY MAP  
(NOT TO SCALE)



Barbara Ann Able Property  
1165 Jones Trail  
Zone Change Requested from R-2  
to R-3  
0.253 Ac. Gross, 0.253 Ac. Net

PROPERTY MAP  
Scale: 1" = 50'



NOTIFICATION AREA MAP  
Scale: 1" = 200'

STATE OF KENTUCKY  
ANTHONY W. JUSTICE  
3661  
LICENSED PROFESSIONAL LAND SURVEYOR

*Tony Justice*  
2/4/13

**TRINITY**  
ENGINEERING & SURVEYING, LLC  
113 Windsong Way, Georgetown, Ky. 40324  
Phone: (859) 948-0198

TITLE: ARNOLD PROPERTIES, LLC  
Property Address: 1165 Jones Trail  
Applicant: Arnold Properties, LLC  
2549 Richmond Rd, Ste 101  
Lexington, KY 40509  
Owner: Barbara Ann Able

Prepared By: Trinity Engineering & Surveying, LLC  
Date Filed: 2/4/13  
Zone Change Requested from R-2 to R-3  
0.253 Ac. Gross, 0.253 Ac. Net