

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Haymaker Development Co., LLC 3120 Wall Street, Suite 300 Lexington, KY 40513 (859) 296-9696	
OWNER:	C.M.Gatton Trust, C/O Tim Haymaker 3120 Wall Street, Suite 300 Lexington, Kentucky 40513 859-296-9696	Haymaker Development Co., LLC 3120 Wall Street, Suite 300 Lexington, KY 40513
ATTORNEY:	Glen Hoskins (859) 231-1071 1077 Eastland Drive, LBS Building Lexington, Kentucky 40505	

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

2250 Spurr Road and 2350, 2400, 2550 Georgetown Road, a portion of each

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

Zoning	Existing Use	Zoning	Requested Use	Acreage	
				Net	Gross
R-3	Vacant	I-1	Industrial	81.22	81.22
R-4	Vacant	I-1	Industrial	3.77	3.77
R-3	Vacant	P-1	Office	4.49	4.49
R-4	Vacant	P-1	Office	9.32	9.32

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	University of Kentucky Agriculture	A-U
East	Vacant	P-2
South	Condominiums	R-4
West	Vacant & Residential	R-4 & R-3

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 ____% 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 type="checkbox"/> No ____ Units

6. URBAN SERVICES STATUS (Indicate whether existing, or how to be provided.)

Roads	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> To be constructed by	<input checked="" 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

6. 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 change

7. 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 Haymaker Development Co, LLC, J. Haymaker DATE January 6, 2014

OWNER C.M.Gatton Trust by J. Haymaker, P.O.A. DATE 1/6/14

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

C.M. GATTON TRUST PROPERTY
and
HAYMAKER DEVELOPMENT COMPANY, LLC PROPERTY
2350, 2400, 2450 and 2550 Georgetown Road
and 2250 Spurr Road
Lexington, Fayette County, Kentucky
Zone Change from R-3 to I-1

A TRACT OF LAND SITUATED EAST OF GEORGETOWN ROAD AND NORTH OF CITATION BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the existing southern right of way of Spurr Road, said point also lying in the northeastern most corner of lot 37 of Coventry (Belmont Farm) Unit 4-B, Section 1 as recorded in Plat Cabinet "M", Slide 700 in the Fayette County Clerk's Office; thence South 84 degrees 05 minutes 28 seconds East, 418.01 feet to **THE TRUE POINT OF BEGINNING**; thence North 40 degrees 18 minutes 17 seconds East, 556.33 feet to a point in the southwestern line of the Commonwealth of Kentucky Property; thence with said southwestern line for the following seven (7) calls: South 66 degrees 02 minutes 10 seconds East, 149.74 feet to a point; thence South 65 degrees 53 minutes 02 seconds East, 1075.88 feet to a point; thence South 19 degrees 27 minutes 27 seconds West, 412.50 feet to a point; thence South 21 degrees 47 minutes 24 seconds West, 785.94 feet to a point; thence South 20 degrees 06 minutes 11 seconds West, 483.19 feet to a point; thence South 20 degrees 56 minutes 38 seconds West, 355.44 feet to a point; thence South 20 degrees 38 minutes 20 seconds West, 145.37 feet to a point; thence leaving said southwestern line for the following fourteen (14) calls: North 69 degrees 20 minutes 19 seconds West, 42.89 feet to a point; thence 304.56 feet along a curve to the left having a radius of 500.00 feet and a chord which bears North 86 degrees 47 minutes 22 seconds West, 299.87 feet to a point; thence South 75 degrees 45 minutes 37 seconds West, 331.36 feet to a point; thence 46.09 feet along a curve to the right having a radius of 1200.00 feet and a chord which bears South 76 degrees 51 minutes 39 seconds West, 46.09 feet to a point; thence 11.85 feet along a curve to the right having a radius of 500.00 feet and a

chord which bears North 37 degrees 30 minutes 30 seconds West, 11.85 feet to a point; thence North 36 degrees 51 minutes 46 seconds West, 230.94 feet to a point; thence 528.29 feet along a curve to the left having a radius of 550.00 feet and a chord which bears North 64 degrees 22 minutes 48 seconds West, 508.22 feet to a point; thence South 88 degrees 06 minutes 11 seconds West, 33.03 feet to a point; thence North 01 degrees 53 minutes 49 seconds West, 139.69 feet to a point; thence 189.08 feet along a curve to the right having a radius of 1275.00 feet and a chord which bears North 02 degrees 21 minutes 05 seconds East, 188.91 feet to a point; thence North 86 degrees 24 minutes 30 seconds West, 146.04 feet to a point; thence North 12 degrees 20 minutes 36 seconds East, 216.41 feet to a point; thence North 27 degrees 33 minutes 19 seconds East, 737.55 feet to a point; thence North 34 degrees 59 minutes 06 seconds East, 684.79 feet to **THE POINT OF BEGINNING** and containing 81.22 acres (gross and net).

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C.M. GATTON TRUST PROPERTY
2350, and 2400 Georgetown Road
Lexington, Fayette County, Kentucky
Zone Change from R-4 to I-1

A TRACT OF LAND SITUATED EAST OF GEORGETOWN ROAD AND NORTH OF CITATION BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the western line of the Commonwealth of Kentucky Property, said point also lying in the northeastern most corner of Lot 2 as shown on the Final Record Plat Belmont Farm (Formerly Givens Property), Lots 1 & 2 and recorded in Plat Cabinet "M", Slide 165 in the Fayette County Clerk's Office; thence North 27 degrees 25 minutes 53 seconds East, 398.66 feet to in the western line of the Commonwealth of Kentucky Property, said point being **THE TRUE POINT OF BRGINNING**; thence leaving said western line for the following six (6) calls: North 70 degrees 11 minutes 47 seconds West, 373.32 feet to a point; thence 279.04 feet along a curve to the right having a radius of 500.00 feet and a chord which bears North 54 degrees 12 minutes 31 seconds West, 275.43 feet to a point; thence 46.09 feet along a curve to the left having a radius 1200.00 feet and a chord which bears North 76 degrees 51 minutes 39 seconds East, 46.09 feet to a point; thence North 75 degrees 45 minutes 37 seconds East, 331.36 feet to a point; thence 304.56 feet along a curve to the right having a radius of 500.00 feet and a chord which bears South 86 degrees 47 minutes 22 seconds East, 299.87 feet to a point; thence South 69 degrees 20 minutes 19 seconds East, 42.89 feet to a point in the western line of the Commonwealth of Kentucky Property; thence with said western line South 20 degrees 38 minutes 20 seconds West, 371.46 feet to **THE POINT OF BEGINNING** and containing 3.77 acres (gross and net).

C.M. GATTON TRUST PROPERTY
2400 Georgetown Road
Lexington, Fayette County, Kentucky
Zone Change from R-3 to P-1

A TRACT OF LAND SITUATED EAST OF GEORGETOWN ROAD AND NORTH OF CITATION BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the northern terminus of Remington Way as shown on the Final Record Plat Belmont Farm (Formerly Givens Property), Lots 1 & 2 and recorded in Plat Cabinet "M", Slide 165 in the Fayette County Clerk's Office; thence North 09 degrees 28 minutes 31 seconds East, 171.74 feet to **THE TRUE POINT OF BRGINNING**; thence 15.29 feet along a curve to the left having a radius of 495.00 feet and a chord which bears North 01 degrees 00 minutes 44 seconds West, 15.29 feet to a point; thence North 01 degrees 53 minutes 49 seconds West, 397.37 feet to a point; thence North 88 degrees 06 minutes 11 seconds East, 33.03 feet to a point; thence 528.29 feet along a curve to the right having a radius of 550.00 feet and a chord which bears South 64 degrees 22 minutes 48 seconds East, 508.22 feet to a point; thence South 36 degrees 51 minutes 46 seconds East, 230.94 feet to a point; thence 11.85 feet along a curve to the left having a radius 500.00 feet and a chord which bears South 37 degrees 30 minutes 30 seconds East, 11.85 feet to a point; thence 351.16 feet along a curve to the right having a radius of 1200.00 feet and a chord which bears South 86 degrees 20 minutes 40 seconds West, 349.90 feet to a point; thence North 85 degrees 16 minutes 21 seconds West, 275.35 feet to **THE POINT OF BEGINNING** and containing 4.49 acres (gross and net).

C.M. GATTON TRUST PROPERTY
2350 Georgetown Road
Lexington, Fayette County, Kentucky
Zone Change from R-4 to P-1

A TRACT OF LAND SITUATED EAST OF GEORGETOWN ROAD AND NORTH OF CITATION BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the western line of the Commonwealth of Kentucky Property, said point also lying in the northeastern most corner of Lot 2 as shown on the Final Record Plat Belmont Farm (Formerly Givens Property), Lots 1 & 2 and recorded in Plat Cabinet "M", Slide 165 in the Fayette County Clerk's Office; thence with the northern line of Lot 2 for the following two (2) calls: North 66 degrees 04 minutes 52 seconds West, 627.07 feet to a point; thence North 65 degrees 05 minutes 11 seconds West, 517.81 feet to a point; thence leaving said northern line for the following six (6) calls: North 15 degrees 56 minutes 20 seconds East, 33.66 feet to a point; thence 138.80 feet along a curve to the left having a radius of 495.00 feet and a chord which bears North 07 degrees 54 minutes 21 seconds East, 138.35 feet to a point; thence South 85 degrees 16 minutes 21 seconds East, 275.35 feet to a point; thence 351.16 feet along a curve to the left having a radius of 1200.00 feet and a chord which bears North 86 degrees 20 minutes 40 seconds East, 349.90 feet to a point; thence 279.04 feet along a curve to the left having a radius of 500.00 feet and a chord which bears South 54 degrees 12 minutes 31 seconds East, 275.43 feet to a point; thence South 70 degrees 11 minutes 47 seconds East, 373.32 feet to a point in the western line of the Commonwealth of Kentucky Property; thence with said western line for the following two (2) calls: South 20 degrees 38 minutes 20 seconds West, 375.96 feet to a point; thence South 87 degrees 45 minutes 29 seconds West, 51.18 feet to **THE POINT OF BEGINNING** and containing 9.32 acres (gross and net).

JUSTIFICATION FOR ZONE CHANGE APPLICATION

MAR 2014-3

C.M. GATTON TRUST PROPERTY

2250 Spurr Road and 2350, 2400, 2450 & 2550 Georgetown Road (a portion of each)

In support of its application for a zone change from R-3 and R-4 to I-1 and P-1 for the above-referenced properties, the Applicant, Haymaker Development Co., LLC, a Kentucky limited liability company, respectfully submits the following justifications:

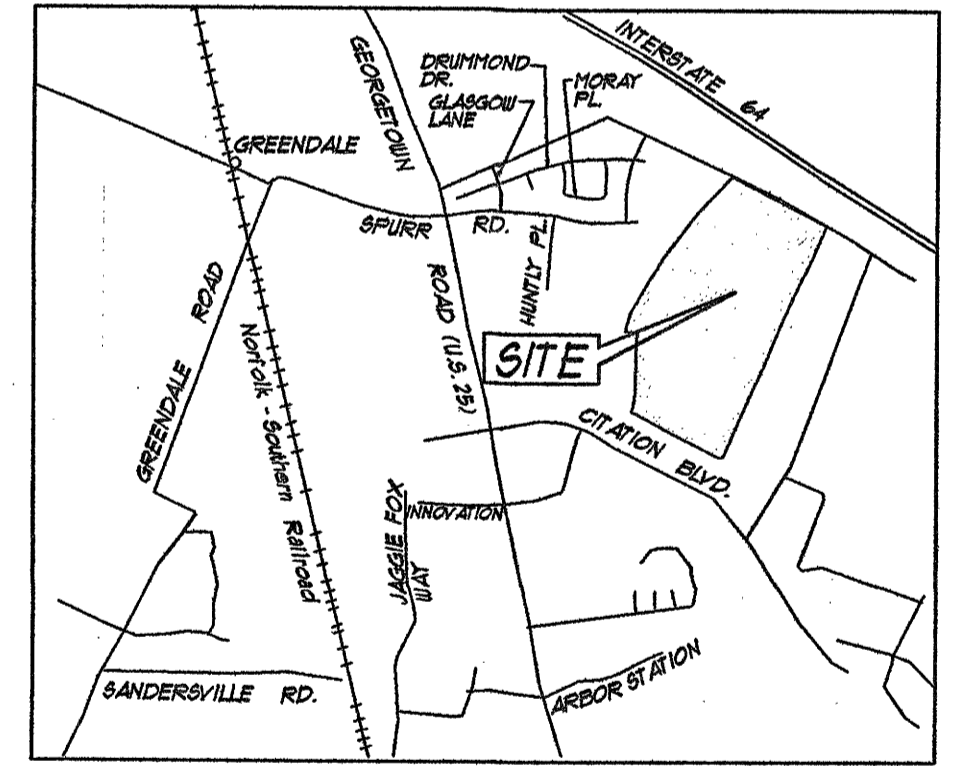
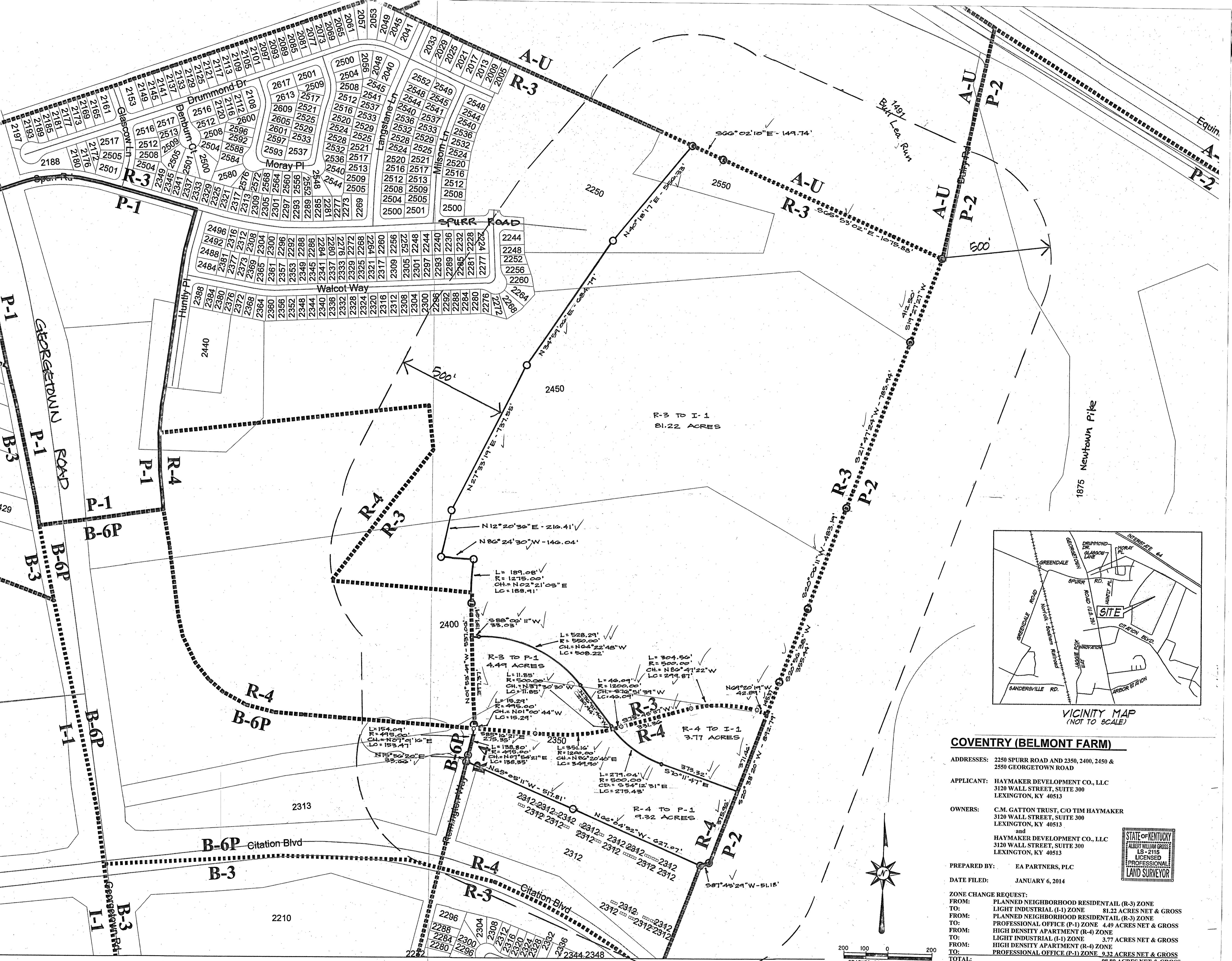
1. The existing zoning classifications given to the subject properties are inappropriate, and the proposed zoning classifications are appropriate, because:
 - The “Great Recession”, which began in 2008, has had an horrendous effect on the demand for the type of housing units for which the subject property is currently zoned.
 - The “Light Industrial” and “Professional Office” zoning categories, with the restrictions and buffering characteristics proposed by the Applicant to protect the interests of the adjoining residential areas, will lead to greater economic opportunities in terms of high quality jobs for the residents of that portion of Lexington... manufacturing jobs, with good salaries.
 - The nearby “Bluegrass Business Park” (an industrial park similar to the development planned for the subject property) is completely “sold out” (i.e., it has no unused capacity), further evidencing the need for additional I-1 land in this area of Fayette County.
2. There have been major changes of an economic or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area, including:
 - Recent negotiations and verbal commitments, by manufacturing and professional office users to purchase a significant portion of the subject property which would foster the type of economic activity and “jobs, jobs, jobs” actively sought after by the LFUCG Mayor’s Office and the Greater Lexington Chamber of Commerce.
 - The recent announcement by the Fayette County Board of Education to construct a new state-of-the art elementary school in the Spurr Road/ Georgetown Road vicinity.

Respectfully Submitted,



GLENN A. HOSKINS
Attorney for Applicant

GAH/140104gh



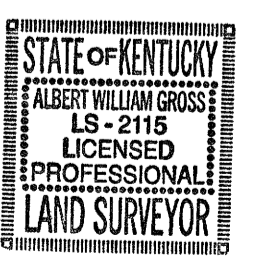
COVENTRY (BELMONT FARM)

ADDRESSES: 2250 SPURR ROAD AND 2350, 2400, 2450 & 2550 GEORGETOWN ROAD

APPLICANT: HAYMAKER DEVELOPMENT CO., LLC
3120 WALL STREET, SUITE 300
LEXINGTON, KY 40513

OWNERS: C.M. GATTON TRUST, C/O TIM HAYMAKER
3120 WALL STREET, SUITE 300
LEXINGTON, KY 40513
and
HAYMAKER DEVELOPMENT CO., LLC
3120 WALL STREET, SUITE 300
LEXINGTON, KY 40513

PREPARED BY: EA PARTNERS, PLC
DATE FILED: JANUARY 6, 2014



ZONE CHANGE REQUEST:
 FROM: PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE
 TO: LIGHT INDUSTRIAL (I-1) ZONE 81.22 ACRES NET & GROSS
 FROM: PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE
 TO: PROFESSIONAL OFFICE (P-1) ZONE 4.49 ACRES NET & GROSS
 FROM: HIGH DENSITY APARTMENT (R-4) ZONE
 TO: LIGHT INDUSTRIAL (I-1) ZONE 3.77 ACRES NET & GROSS
 FROM: HIGH DENSITY APARTMENT (R-4) ZONE
 TO: PROFESSIONAL OFFICE (P-1) ZONE 9.32 ACRES NET & GROSS
 TOTAL: 98.80 ACRES NET & GROSS

