

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

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

APPLICANT: Dr. Andrew P. Schroyer, D.V.M., 3600 Palomar Centre Drive, Lexington, KY 40513-1139
OWNER: Suzanne P. Dozier, Trustee, 3581 Harrodsburg Road, Lexington, KY 40513
ATTORNEY: Richard V. Murphy, PLC, 250 West Main Street, Suite 2510, Lexington, KY 40507, 859-233-9811

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

3581 Harrodsburg Road
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**3. ZONING, USE & ACREAGE OF APPLICANT'S PROPERTY (Use attachment, if needed--same format.)**

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
A-U	Residence	R-3	Single family residential	3.57	3.57
A-U	Residence	P-1	Office building	1.47	1.77

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

Property	Use	Zoning
North	Residential	R-3
East	Apartments	R-3
South	Offices	P-1
West	Residential	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 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 checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing	<input 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 <input type="checkbox"/> OWNER or <input checked="" type="checkbox"/> HOLDER of an agreement to purchase this property since _____ September 2013 _____.	
APPLICANT <u>Richard V. Murphy, Atty for Applicant</u>	DATE 11/4/2013
OWNER _____	DATE _____
LFUCG EMPLOYEE/OFFICER, if applicable _____	DATE _____

Suzanne P. Dozier, Trustee  
3581 Harrodsburg Road  
Lexington, KY 40513

October 23, 2013

Urban County Planning Commission  
200 East Main Street  
Lexington, KY 40507

Re: 3581 Harrodsburg Road

Dear Members of the Planning Commission:

I am the trustee of the Revocable Inter Vivos Trust of Suzanne P. Dozier, dated July 15, 2009, which is the owner of the property at 3581 Harrodsburg Road. I hereby give permission to Dr. Andrew Schroyer, or a related entity, to apply for a zone change for this property. The zone change may include both residential and office zoning.

Thank you.

Sincerely,

  
Suzanne P. Dozier

## STATEMENT OF JUSTIFICATION

The Applicant, Dr. Andrew P. Schroyer, D.V.M., is requesting your approval of a zone change for the property at 3581 Harrodsburg Road. This property is immediately north of Dr. Schroyer's small animal clinic, which is located at 3600 Palomar Centre Drive.

3581 Harrodsburg Road is a long, narrow tract and is one of the last undeveloped tracts in this area. To the immediate south is a professional office development, including a veterinary clinic, Chase Bank, daycare-preschool, martial arts studio, chiropractor office, and office condominiums. To the west and north are single family detached homes along Palomar Trace Drive. To the east is Harrodsburg Road, and apartments.

We are requesting uses which are consistent with surrounding uses. On the front 1.47 acres, we are requesting an office building, consistent with the veterinary clinic and bank which are adjacent to the south. This building will have access off of the existing Palomar Centre Drive and Harrodsburg Road. It will improve traffic circulation for the properties to the north of Wellington Way.

For the bulk of the property, we are requesting planned neighborhood residential (R-3) zoning. This property will have access from Palomar Trace Drive. The houses will be single family detached, and it is anticipated that they will market in the \$350,000.00-\$400,000.00 range, consistent with the existing single family houses on the other side of Palomar Trace Drive.

It is important to note that there will be no vehicle access between Palomar Trace Drive and the P-1 tract on the front of the property. Thus, no commercial traffic will be introduced onto Palomar Trace Drive.

The proposed R-3 zoning is in agreement with the 2007 Comprehensive Plan which recommends single family detached uses for this property. Because the P-1 property has access to Palomar Centre Drive, and because it will be separated from Palomar Trace Drive, P-1 zoning is appropriate and is consistent with the uses to the south which will share access with it. Agricultural use is no longer appropriate for this property and has not been conducted on this property for many years. The 5 acre tract is non-conforming for residential purposes. In addition to the fact that there will be no vehicular access between the P-1 and R-3 portions of the zone change, these two portions will be buffered from each other by landscaping.

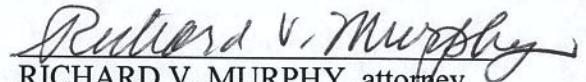
Therefore, we are requesting your approval of this zone change application for the following reasons:

1. The proposed R-3 zoning, consisting of single family detached residences, is consistent with the 2007 Comprehensive Land Use Map which recommends low density residential use for this property.

2. For the front portion of the property, the existing agricultural zoning is no longer appropriate for this property because the tract is too small to be farmed, and has not been farmed

for many years. The existing residential use is a non-conforming use in the A-U zone. The P-1 zoning will be consistent with the adjacent P-1 uses to the south, which include a veterinary clinic, a bank, a pre-school/daycare center, a martial arts studio, a chiropractor office and office condominiums. Its vehicular access will be from Palomar Centre Drive and from Harrodsburg Road and will serve to improve the access situation in the P-1 area north of Wellington Way.

Thank you for your consideration of this zone change request.

  
RICHARD V. MURPHY, attorney  
for Applicant

STATEMENT OF JUSTIFICATION.docx

**LEGAL DESCRIPTION**

SUZANNE P. DOZIER PROPERTY  
ZONE CHANGE from A-U to P-1  
3581 Harrodsburg Road  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHWEST OF HARRODSBURG ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

**GROSS P-1 BOUNDARY PER SURVEY to the centerlines of Harrodsburg Rd.**

Beginning at the R-3 and P-1 common corner; Thence S 62° 07' 50" E – 404.26' to the center of the Harrodsburg Rd.; Thence S 45° 56' 22" W – 220.35'; Thence leaving said Harrodsburg Rd. N 58° 58' 54" W – 396.51'; Thence N 27° 52' 10" E – 46.21' to a point; Thence S 62° 07' 50" E – 60' to a point; Thence N 27° 52' 10" E – 141.49'; thence to the true point of beginning and containing gross 77,296.18 sq. ft. , (1.77 acres)and net containing 64,187.4 sq. ft. , (1.474 acres).

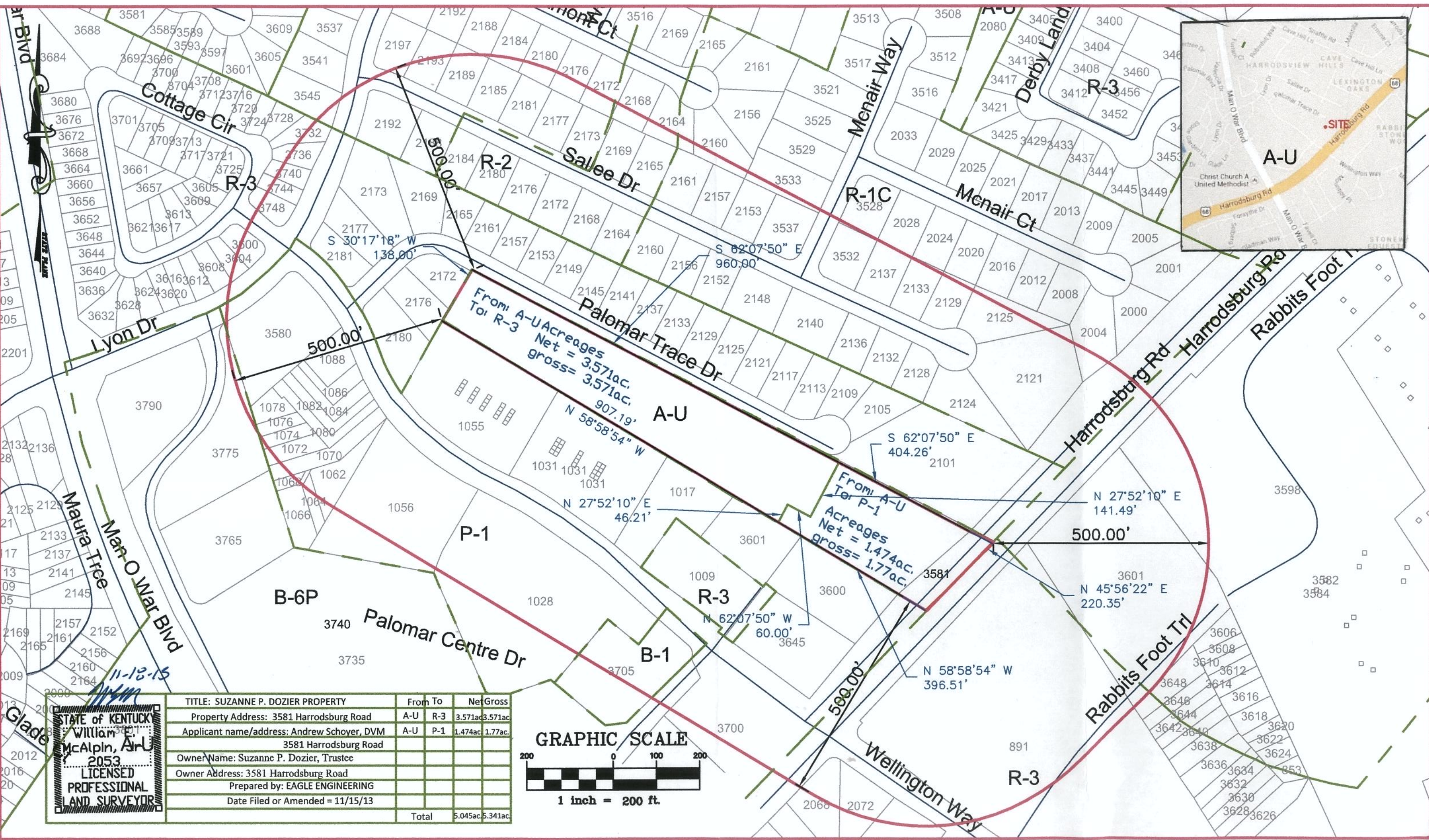
**LEGAL DESCRIPTION**

SUZANNE P. DOZIER PROPERTY  
ZONE CHANGE from A-U to R-3  
3581 Harrodsburg Road  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHWEST OF HARRODSBURG ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

**GROSS & Net R-3 BOUNDARY PER SURVEY to the right of way of Palomar Trace Drive**

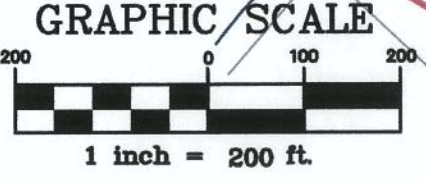
Beginning at the Southwest property corner (fnd. #3 rebar and cap) corner to Lot 5 of P.C. M slide 384 for the following 5 calls; Thence N 30° 17' 18" E – 138.00' to the Property line; Thence with our North Property line S 62° 07' 50" E –960.00' to a point; Thence along R-3/P-1 property line S 27° 52' 10" W – 141.49' to a point; Thence N 62° 07' 50" W 60.00' to a point; Thence S 27° 52' 10" W – 46.21' to a point; Thence to the true point of beginning N 58° 58' 54" W – 907.20' and containing (gross & net) 155,546 sq. ft. , (3.571 acres).



From: A-U Acreages  
To: R-3  
Net = 3.571ac.  
gross = 3.571ac.

From: A-U  
To: P-1  
Acreages  
Net = 1.474ac.  
gross = 1.77ac.

TITLE: SUZANNE P. DOZIER PROPERTY		From	To	Net	Gross
Property Address: 3581 Harrodsburg Road		A-U	R-3	3.571ac	3.571ac
Applicant name/address: Andrew Schoyer, DVM 3581 Harrodsburg Road		A-U	P-1	1.474ac	1.77ac
Owner Name: Suzanne P. Dozier, Trustee					
Owner Address: 3581 Harrodsburg Road					
Prepared by: EAGLE ENGINEERING					
Date Filed or Amended = 11/15/13					
Total				5.045ac	5.341ac



STATE OF KENTUCKY  
 William E. McAlpin, ARL  
 2053  
 LICENSED PROFESSIONAL LAND SURVEYOR

11-13-13