

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT: Journey's End, LLC, 3068 Sandersville Road, Lexington, KY 40511

OWNER: Waynard Darrell Ford, 306 Hidden Springs Drive, Somerset, Kentucky 42503

ATTORNEY: None

2. ADDRESS OF APPLICANTS PROPERTY (ATTACH LEGAL DESCRIPTION)

3092 & 3094 Leestown Road, Lexington, KY 40511

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

Existing Zoning Use		Requested Zoning Use		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-ID	Minor Motor Vehicle Repair	B-1	Sit down restaurant	0.6439	0.8714

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Masterson Station Park	A-R
East	Residential	R-ID
South	Vacant	R-ID
West	Residential	R-ID

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved? YES NO

b. Have any such dwelling units been present on the subject property within the past 12 months? YES NO

c. Are these units currently occupied by households earning 40% of the median income? YES NO
 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. n/a 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 Septic
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 type="checkbox"/> LFUCG	<input checked="" type="checkbox"/> Other		
Utilities	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone <input type="checkbox"/> Cable

7. DESCRIBE YOUR JUSTIFICATION FOR REQUESTED CHANGE (Please provide attachment.)

This is ... in agreement with the Comp. Plan more appropriate than the current 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 July 2012

APPLICANT Waynard Darrell Ford DATE 8-1-15

OWNER Waynard Darrell Ford DATE 8.3.15

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

3092 & 3094 Leestown Road
Zone Change Justification

The property has served the local community as an automotive garage for over 80 years. It is currently a legal non-conforming business (B-1) in a residential zone (R1-D). Because of the property's long historic commercial use and its relative location to the residents in Bracktown, it is not suitable or properly situated for residential purposes. The given zoning classification is, therefore, inappropriate and the proposed zone change is appropriate.

Bracktown, Masterson Station, and McConnell's Trace have recently experienced a growth surge, and the food services supplied by the Kroger Plaza and Townley Center are not conveniently available. The residents both need and desire expanded food services that the subject property will provide. These major changes in the economic, physical and social nature within the area were not anticipated in the Comprehensive plan and the changes have substantially altered the area's basic character. The comprehensive plan does make mention to the economic growth of Leestown Road as a whole pertaining to the Leestown Expansion Project, thusly this particular zone change would be in line to keep with the character of such expansion.

The Leestown area as a whole is transforming in new and exciting ways. With the Leestown expansion project the area is getting new economic development and this project will fit in appropriately to the new overall feel of the Leestown area. Given that the suitability of the land is not fit for residential use, and the business that is currently located on the land is in disrepair, this property needs to be updated in order to become an asset to the local community, rather than an eyesore.

The property owner desires to improve the aesthetics of the local community by revitalizing this portion of Bracktown and Leestown Road. With the zoning listed as R1-D no improvements can be made to the land or to the building, thusly the building has not kept up with the local aesthetics and we wish to change that to make it a business that the community is proud to call its own. The applicant seeks to bring his property in conformity with the applicable zone use to benefit of the community.

LEGAL DESCRIPTION

Leestown Heights Subdivision - Lots 2-7

(Plat Cabinet E, Slide 584)

Zone Change from R-1D to B-1

#3092 & 3094 Leestown Road,
Lexington, Fayette County, Kentucky

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying on the southwest side of Leestown Road, northwest of Bracktown Road and more particularly described as:

BEGINNING at a point in the centerline of Leestown Road, said point being approximately 41.5' north of the centerline of Bracktown Road, and said point having Kentucky State Plane Coordinates of $E(X)=1,551,060.05'$, $N(Y)=215,698.37'$ (NAD 83, KY North Zone, US Survey Feet); thence leaving the centerline of Leestown Road, South $52^{\circ}23'53''$ West a distance of 35.61' to a point in the northwest right-of-way of Bracktown Road (Deed Book 2979, Page 381), said point also being a corner to Dennis R Anderson (Deed Book 2107, Page 520 - Parcel 1 of Plat Cabinet M, Slide 46); thence continuing with the aforementioned Dennis Anderson (Parcel 1 & 2 of Plat Cabinet M, Slide 46) for two (2) calls:

South $52^{\circ}23'53''$ West a distance of 66.69' to a point; thence

North $45^{\circ}41'07''$ West a distance of 178.48' to a point in the northeast right-of-way of Bracktown Road; thence leaving the right-of-way, South $69^{\circ}13'27''$ West a distance of 25.13' to a point in the centerline of Bracktown Road; thence with the centerline of Bracktown Road for two (2) calls:

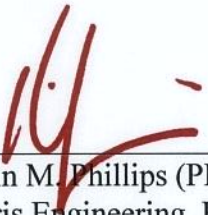
with a curve turning to the left with an arc length of 93.43', with a radius of 250.00', with a chord bearing of North $31^{\circ}28'56''$ West, with a chord length of 92.89', to a point; thence North $45^{\circ}41'07''$ West a distance of 23.90' to a point; thence leaving the centerline and with the southeast line of First Baptist Church Bracktown (Deed Book 2720, Page 708), North

52°23'53" East a distance of 144.91' to a point in the centerline of Leestown Road; thence with the centerline of Leestown Road, South 37°36'07" East a distance of 300.00' to a point; which is the Point of Beginning, having a Gross area of 0.8714 acres, and a Net area of 0.6439 acres.

The Bearings and coordinates shown hereon are based on Kentucky State Plane Grid North, Kentucky State Plane North Zone, North American Datum of 1983 (NAD 83). Particularly, the bearings and coordinates are based on a GNSS Survey Utilizing a Trimble R6 GNSS Receiver and the KYTC VRS System.

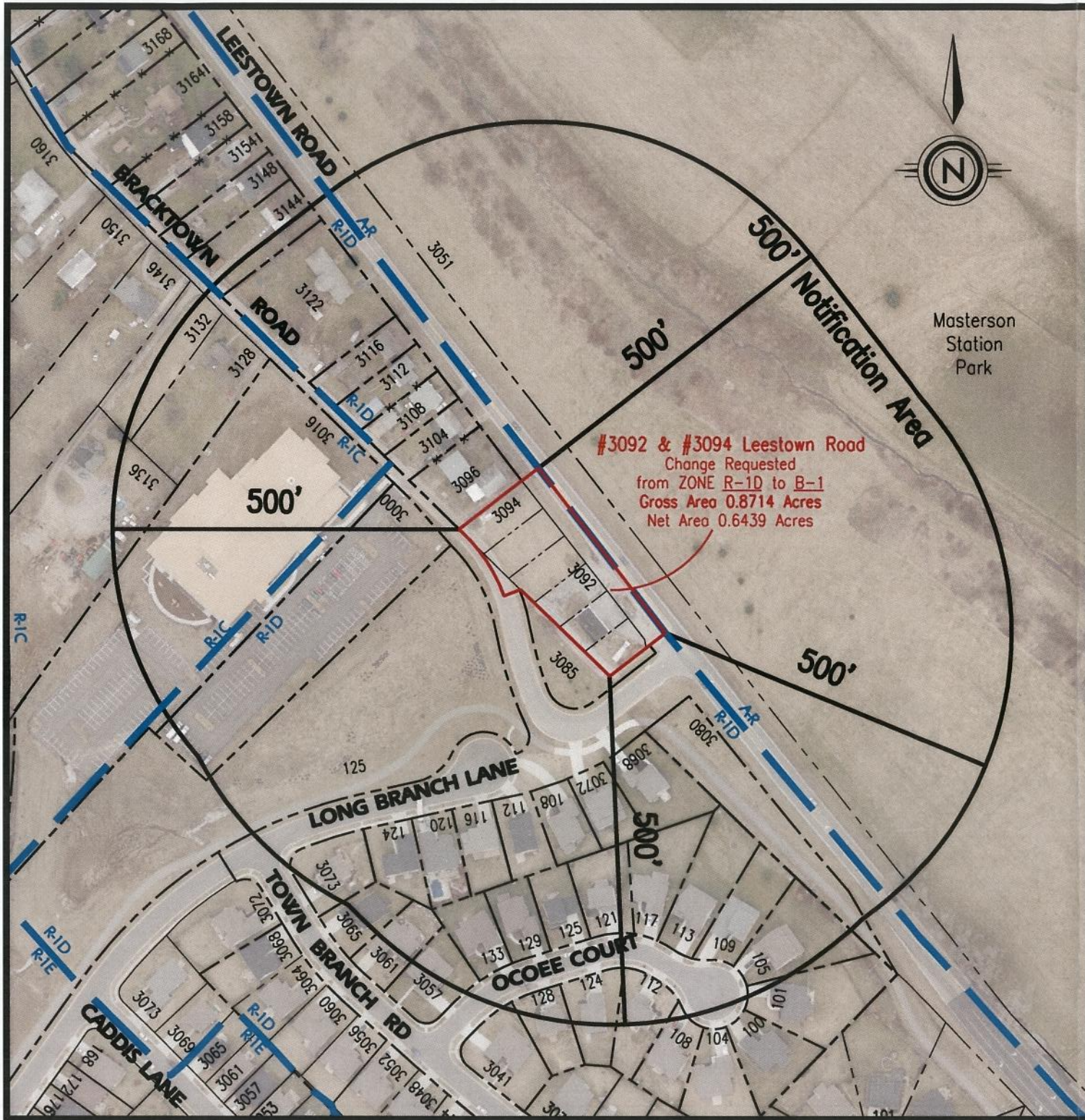
The description above being based on an actual ground survey of the property conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding on July 31, 2015.



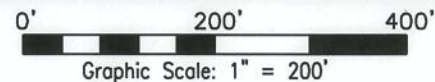


Kevin M. Phillips (PLS 3350)
Endris Engineering, PSC
771 Enterprise Drive
Lexington, KY 40510

08-02-2015
Date



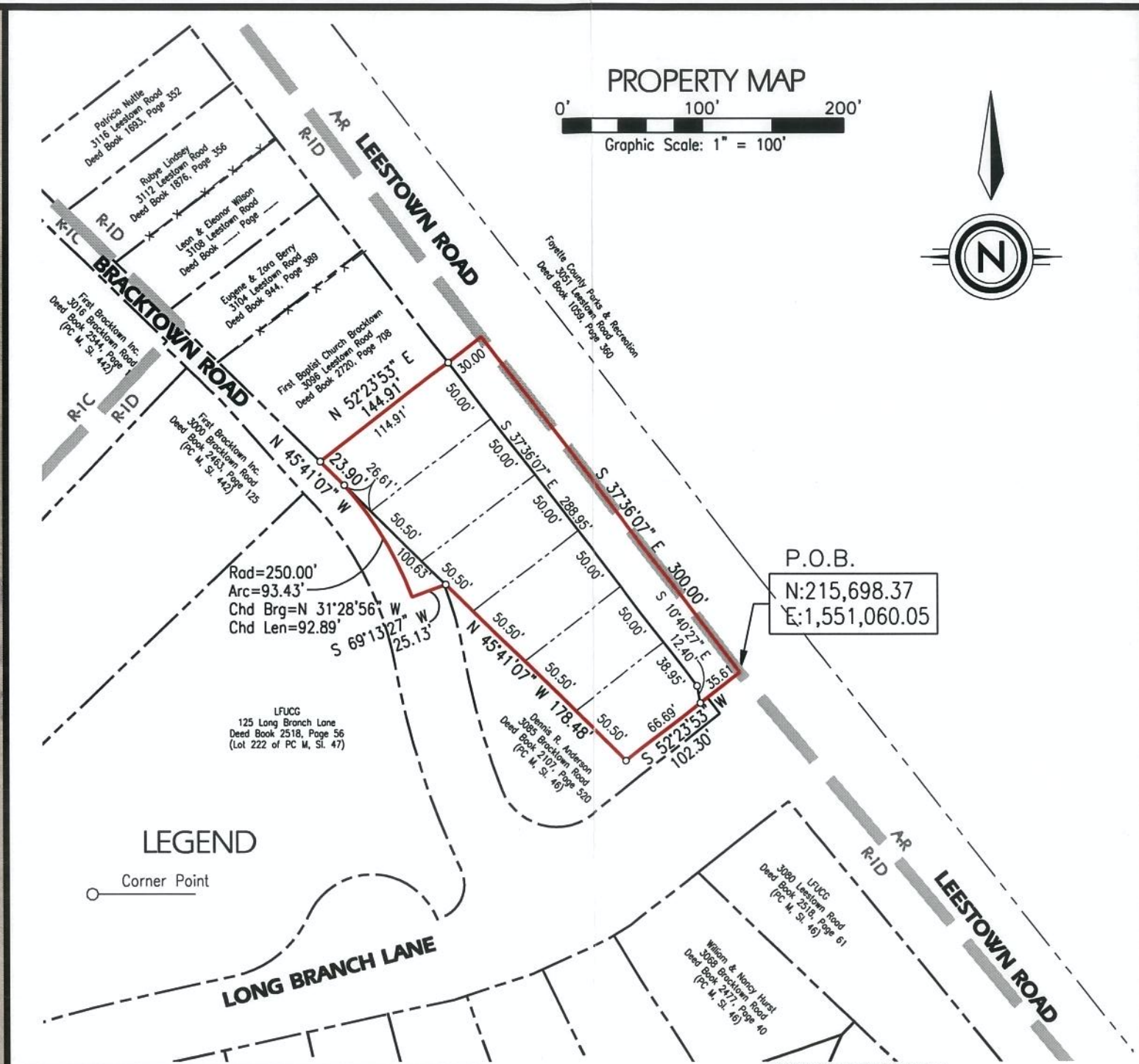
NOTIFICATION AREA MAP



PREPARED BY:

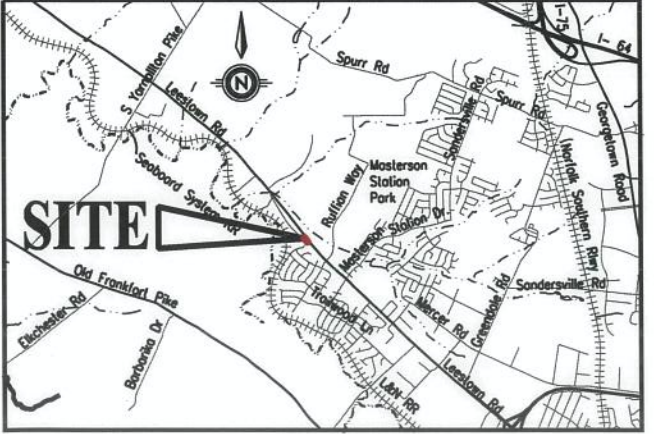
EE ENDRIS
engineering
 Land Surveyors • Construction Layout • GPS

771 ENTERPRISE DRIVE
 LEXINGTON, KY 40510
 PH: 859 253-1425
 FAX: 859 233-1436

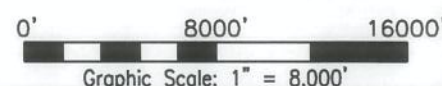


PROPERTY MAP
 0' 100' 200'
 Graphic Scale: 1" = 100'

LEGEND



VICINITY MAP



STATE OF KENTUCKY
KEVIN M. PHILLIPS
 3350
 LICENSED PROFESSIONAL LAND SURVEYOR

[Signature]
 08-03-2015

FROM	TO	NET	GROSS
R-1D	B-1	0.6439	0.8714

TITLE: Leestown Heights Subdivision - Lots 2-7
 ADDRESS: #3092 & 3094 Leestown Road - Lexington - KY
 APPLICANT: Journey's End, LLC
 OWNER: Waynard Darrell Ford
 DATE FILED OR AMENDED: August 03, 2015