

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	R. Walker Properties, LLC	859-226-9735
	601 Lagonda Avenue, Lexington, Kentucky 40505	
OWNER:	R. Walker Properties, LLC	859-226-9735
	601 Lagonda Avenue, Lexington, Kentucky 40505	
ATTORNEY:	Richard Murphy	859-233-9811
	250 West Main Street, Suite 2510, Lexington, Kentucky 40507	

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

5569 Briar Hill Road

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
A-R	Vacant Convenience Store	B-1	Commercial	0.59	0.67

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Concrete Facility	I-2
East	Business	A-R
South	Agriculture	A-R
West	Residential	I-1

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 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 type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input checked="" type="checkbox"/> Other
Curb/Gutter/Sidewalks	<input type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input checked="" 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 2015.

APPLICANT Richard V. Murphy DATE 3/7/16

OWNER att. for applicant/owner DATE _____

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

7. Justification for requested change.

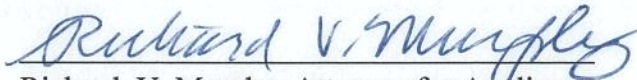
The applicant, R. Walker Properties, LLC, is requesting a zone change from the agricultural-rural (A-R) to the neighborhood business (B-1) for 0.59 net acre at 5569 Briar Hill Road.

The subject property is located in the Avon Rural Activity Center. Although the property is zoned A-R, it has been used for at least 60 years as a restaurant and/or country market with gasoline pumps. The building on the property is a commercial building which is in good condition. It most recently was used as a 64-seat restaurant.

The non-conforming status of the property often requires that changes in non-conforming use be requested from the Board of Adjustment. For example, in 2009, the Board of Adjustment approved a change from one non-conforming use (retail sales with accessory restaurant) to another non-conforming use (restaurant with accessory retail sales). There are many potential uses for the property, including restaurant, country store, antique shop, specialty store, office and many other uses. It would be very helpful to have the property properly zoned so that a hearing is not necessary before the Board of Adjustment for every new tenant of the property.

The existing A-R zone is no longer appropriate for this property. Agricultural use is not appropriate for the property due to the small size of the property, and the fact that it is the site of an existing commercial building which occupies almost the entire property. Neighborhood business (B-1) zoning would be appropriate for the property because it has been used for neighborhood business uses for over 60 years and has a commercial building on the property. Neighborhood business would be compatible with surrounding uses which include outdoor storage in the I-1 zone to the west, a manufacturing plant for reinforced concrete products to the north, outdoor storage uses to the east, and a busy two-lane road, Briar Hill Road, to the south.

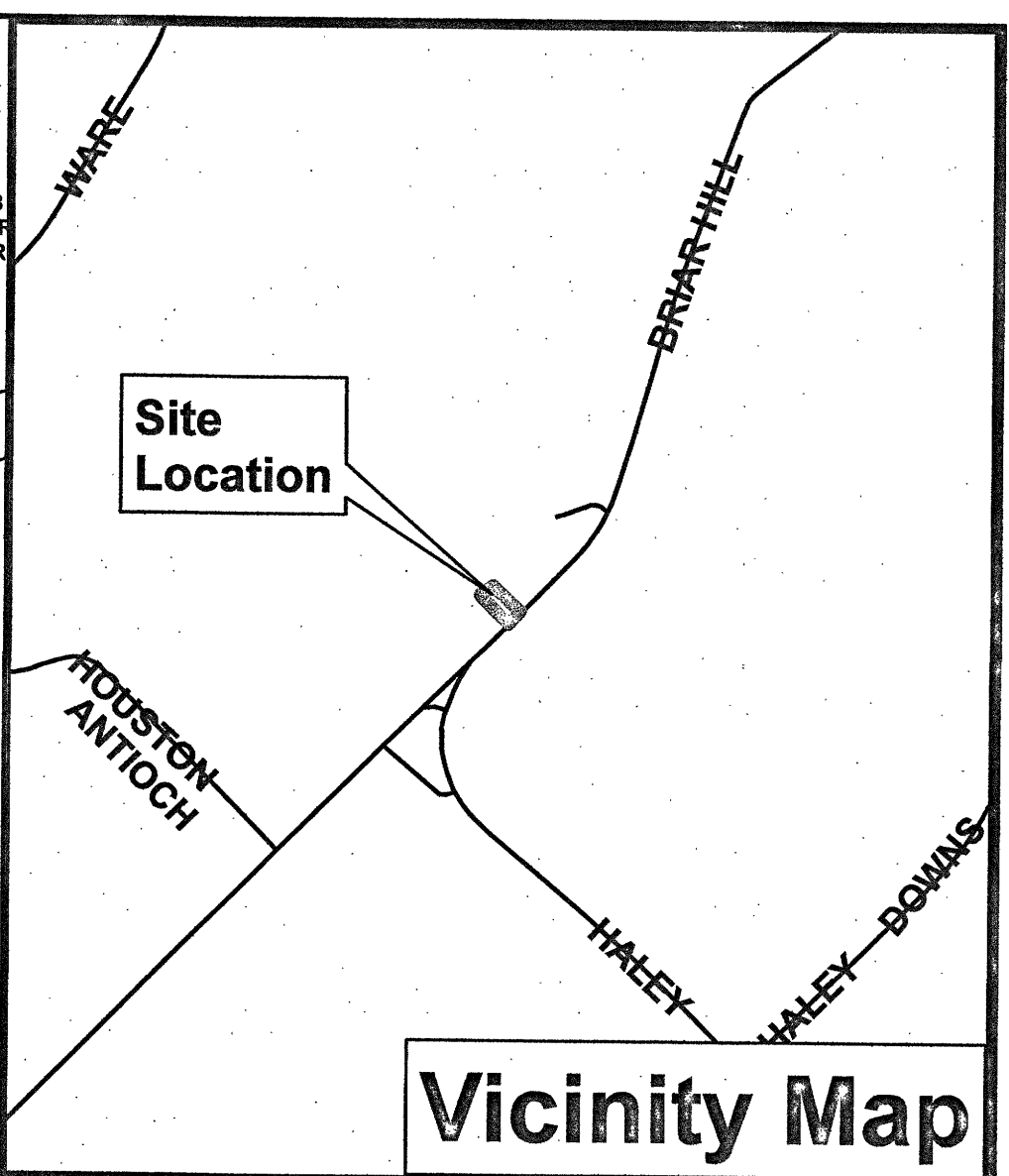
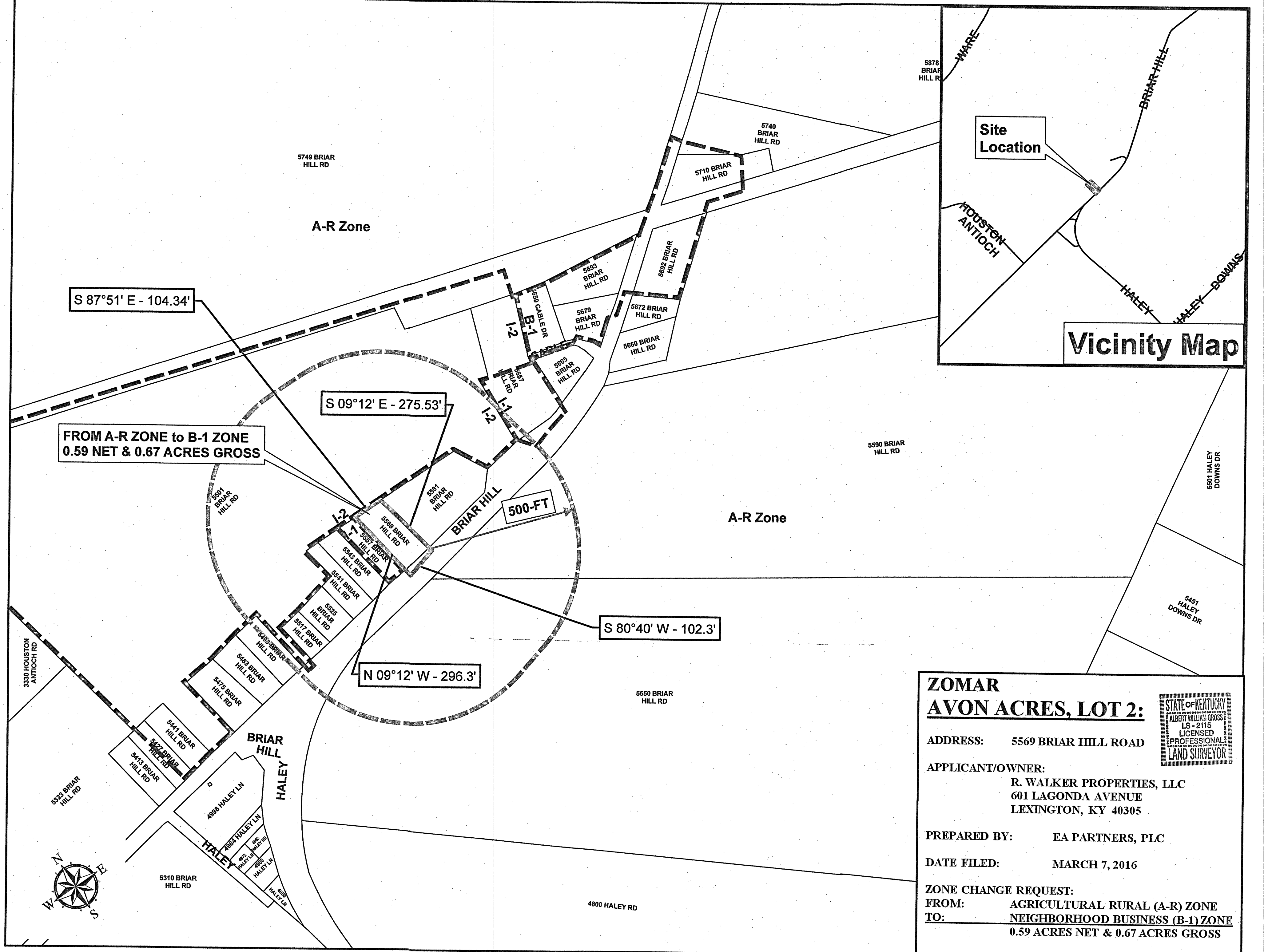
Thank you for your consideration of this zone change request.


Richard V. Murphy, Attorney for Applicant
and Owner, R. Walker Properties, LLC

R WALKER PROPERTIES, LLC PROPERTY
ZONE CHANGE FROM A-R TO B-1
5569 BRIAR HILL ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

A TRACT OR PARCEL OF LAND SITUATED ADJACENT TO AND NORTH OF BRIAR HILL ROAD APPROXIMATELY 700 FEET EAST OF THE HALEY ROAD INTERSECTION IN EASTERN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING at the point of intersection of the centerline of Briar Hill Road and the common line of 5557 and 5569 Briar Hill Road extended; Thence leaving said centerline N 09°12' W, a distance of 296.30 feet to a point; thence S 87° 51' E, a distance of 104.34 feet to a point; Thence S 09°12' E, a distance of 275.53 feet to a point in the aforementioned centerline; Thence with said centerline S 80°40' W, a distance of 102.30 feet to the **POINT OF BEGINNING** and containing 0.67 acres gross and 0.59 acres net.



S 87°51' E - 104.34'

5749 BRIAR HILL RD

A-R Zone

5740 BRIAR HILL RD

5710 BRIAR HILL RD

5878 BRIAR HILL RD

5695 BRIAR HILL RD

5672 BRIAR HILL RD

5679 BRIAR HILL RD

5660 BRIAR HILL RD

5685 BRIAR HILL RD

5590 BRIAR HILL RD

A-R Zone

5801 HALEY DOWNS DR

5451 HALEY DOWNS DR

S 80°40' W - 102.3'

5550 BRIAR HILL RD

N 09°12' W - 296.3'

500-FT

FROM A-R ZONE to B-1 ZONE
0.59 NET & 0.67 ACRES GROSS

S 09°12' E - 275.53'

3330 HOUSTON ANTIOCH RD

5501 BRIAR HILL RD

5581 BRIAR HILL RD

5589 BRIAR HILL RD

5557 BRIAR HILL RD

5543 BRIAR HILL RD

5541 BRIAR HILL RD

5525 BRIAR HILL RD

5517 BRIAR HILL RD

5509 BRIAR HILL RD

5483 BRIAR HILL RD

5473 BRIAR HILL RD

5447 BRIAR HILL RD

5441 BRIAR HILL RD

5323 BRIAR HILL RD

BRIAR HILL

HALEY

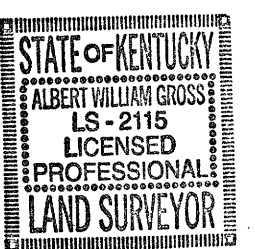
4898 HALEY LN

4884 HALEY LN

5310 BRIAR HILL RD

4800 HALEY RD

ZOMAR
AVON ACRES, LOT 2:



ADDRESS: 5569 BRIAR HILL ROAD

APPLICANT/OWNER:
R. WALKER PROPERTIES, LLC
601 LAGONDA AVENUE
LEXINGTON, KY 40305

PREPARED BY: EA PARTNERS, PLC

DATE FILED: MARCH 7, 2016

ZONE CHANGE REQUEST:
FROM: AGRICULTURAL RURAL (A-R) ZONE
TO: NEIGHBORHOOD BUSINESS (B-1) ZONE
0.59 ACRES NET & 0.67 ACRES GROSS

Notification Map

