

MAR 2012-16

Date Received 10/1/12

Pre-Application Date 9/24/12

Filing Fee \$ 450.00

GENERAL INFORMATION

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

APPLICANT: Homes by Anderson Tate
P.O. Box 55128
Lexington, Kentucky 40555
OWNER: Community Trust Bank, Inc.
100 East Vine Street
Lexington, Kentucky 40517 (859) 389-5350
ATTORNEY: Bruce Simpson Stoll Keenon Ogden (859) 231-3000
300 West Vine Street, Suite 2100
Lexington, Kentucky 40507

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

4250 & 4290 Harrodsburg Road and 4113 & 4204 Reserve Road

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

Table with columns: Zoning, Existing Use, Zoning, Requested Use, Net Acreage, Gross Acreage. Row 1: R-3, Vacant & Apartment, R-4, Multi-Family Residential, 9.30, 11.67

4. SURROUNDING PROPERTY, ZONING & USE

Table with columns: Property, Use, Zoning. Rows: North (Vacant/Right-of-Way, A-U), East (Church & Single Family, A-U & R-1D), South (Condominiums, R-3), West (Single Family, A-U & R-1D & R-1T)

5. EXISTING CONDITIONS

a. Are there any existing dwelling units on this property that will be removed if this application is approved? [] Yes [X] No
b. Have any such dwelling units been present on the subject property in the past 12 months? [X] Yes [] No
c. Are these units currently occupied by households earning under ___% of the median income? [] Yes [X] No
If yes, how many units? ___ Units
If yes, please provide a written statement outlining any efforts to be undertaken to assist those residents in obtaining alternative housing.

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

Table with columns: Roads, Storm Sewers, Sanitary Sewers, Curb/Gutter/Sidewalks, Refuse Collection, Utilities. Rows: Existing/To be constructed by, Developer/Other.

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

This is in [X] in agreement with the Comp. Plan [] more appropriate than the existing zoning [] due to unanticipated changes.

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 [X] HOLDER of an agreement to purchase this property since 12/31/11.
APPLICANT: Bruce Simpson for the applicant, DATE: 10/1/12
OWNER: Community Trust Bank, DATE: 10/1/12
PRCC President, DATE: 10/12/12



STOLL
KEENON
OGDEN

300 WEST VINE STREET
SUITE 2100
LEXINGTON, KY 40507-1801
MAIN: (859) 231-3000
FAX: (859) 253-1093

T. BRUCE SIMPSON, JR.
DIRECT DIAL: (859) 231-3621
DIRECT FAX: (859) 259-3521
bruce.simpson@skofirm.com

October 1, 2012

HAND DELIVERY

Mike Owens, Chairman
Lexington-Fayette County Planning Commission
Phoenix Building
101 E. Vine Street, 7th Floor
Lexington, KY 40507

RE: Zone Map Amendment Request for a Property Located at
4250 & 4290 Harrodsburg Road, and 4113 & 4204 Reserve Road
From R-3 to R-4

Dear Chairperson Owens,

Please be advised that I represent Homes by Anderson-Tate for the purpose of filing a zone map amendment request from R-3 to R-4 for property located at 4250 and 4290 Harrodsburg Road, and 4113 and 4204 Reserve Road. The property consists of 11.67 acres gross and 9.3 acres net. This property was a part of a larger parcel of property which was rezoned in 2003 for the purpose of creating a condominium project.

The project that was initially approved in 2003 was developed under a horizontal property regime, and a few units were sold. However, due to the recession, the developer went bankrupt and the remaining units have not been developed into condominiums. In fact, the current condominium owners have been faced with a significant financial burden of trying to keep up common areas for which it has no revenue to do so and as a result, the common area property, which is subject to the within zone change, has deteriorated drastically and become not only an eyesore for the condo owners, but also the neighborhood in general.

This application is in substantial compliance with the 2007 Comprehensive Plan. Although the proposed rezoning requests a few more units than what the medium-density land use recommendation suggests for the subject property, this increase in density is supported by the entire Comprehensive plan.

This application will, in fact, reduce by one the number of buildings that were originally proposed and approved in 2003. We very much believe that approval of this zone map amendment will improve the aesthetics of the immediate vicinity, will improve the existing property, and will have beneficial consequences for the condominium owners as well as the neighborhood. The proposed rezoning will be an appropriate buffer between the busy Harrodsburg Road arterial and the single-family residences to the east.

I look forward to presenting this request to a full Planning Commission. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Bruce Simpson, Jr.", written in a cursive style.

T. Bruce Simpson, Jr.

TBS:er



building communities...built on trust®

100 East Vine Street
Lexington, Kentucky 40507
859-389-5350

October 9, 2012

Mike Owens, Chairperson
Lexington Fayette County Planning Commission
200 East Main Street
Lexington, KY 40507

RE: Homes by Anderson-Tate
Authorization for Zone Change

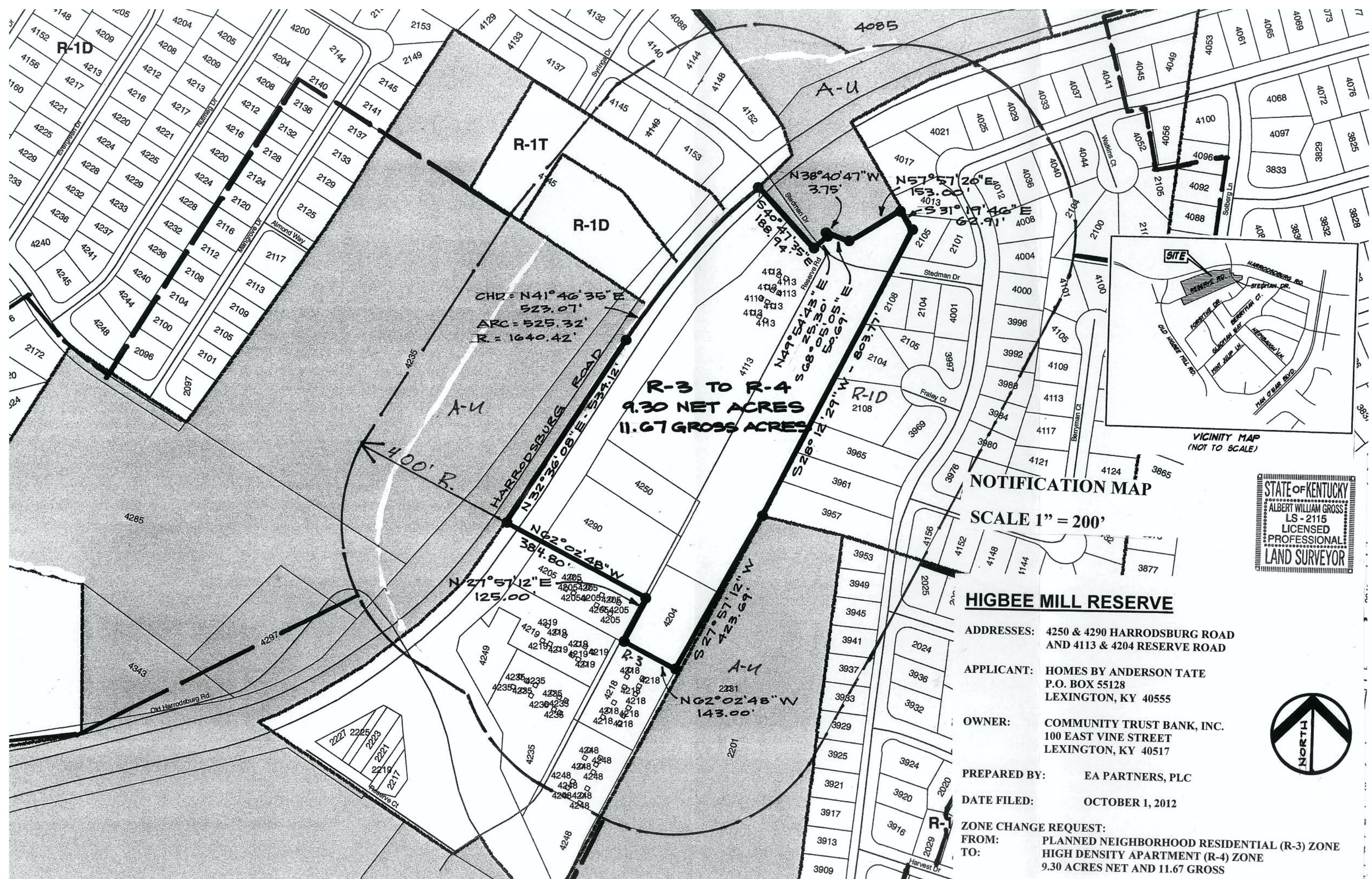
Dear Chairperson Owens,

This letter is to advise you that we authorize Homes by Anderson-Tate to file a zone change for property we own, 4250 & 4290 Harrodsburg Road and 4113 & 4204 Reserve Road, from R-3 to R-4 (multifamily).

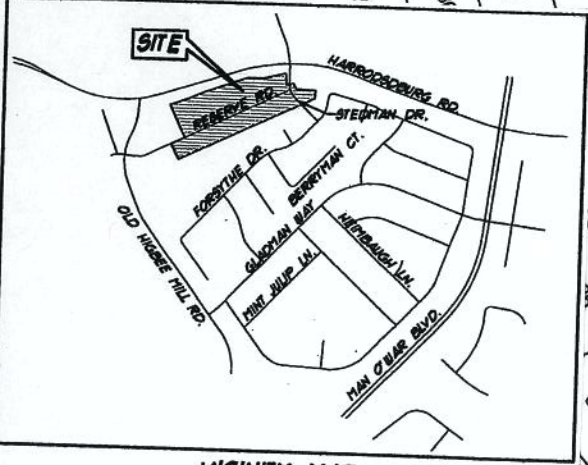
Thank you,

A handwritten signature in blue ink that reads "Cathy D. Taylor".

Cathy D. Taylor
Vice President/Market Operations Officer II



**R-3 TO R-4
9.30 NET ACRES
11.67 GROSS ACRES**



VICINITY MAP
(NOT TO SCALE)

NOTIFICATION MAP

SCALE 1" = 200'

STATE OF KENTUCKY
ALBERT WILLIAM GROSS
LS - 2115
LICENSED
PROFESSIONAL
LAND SURVEYOR

HIGBEE MILL RESERVE

ADDRESSES: 4250 & 4290 HARRODSBURG ROAD
AND 4113 & 4204 RESERVE ROAD

APPLICANT: HOMES BY ANDERSON TATE
P.O. BOX 55128
LEXINGTON, KY 40555

OWNER: COMMUNITY TRUST BANK, INC.
100 EAST VINE STREET
LEXINGTON, KY 40517

PREPARED BY: EA PARTNERS, PLC

DATE FILED: OCTOBER 1, 2012

ZONE CHANGE REQUEST:
FROM: PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE
TO: HIGH DENSITY APARTMENT (R-4) ZONE
9.30 ACRES NET AND 11.67 GROSS

