

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	North Forty Properties, LLC 2062 Cleveland Road, Lexington, KY 40509
OWNER:	Marion C. Clark, Trustee 2062 Cleveland Road, Lexington, KY 40509
ATTORNEY:	Richard Murphy, 859-233-9811, 250 W. Main St, Ste 2950, Lexington, KY 40507

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

1551 Deer Haven Lane (a portion of)

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
EAR-1	Vacant	EAR-2	Single Family Res.	46.64	47.18

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Residential & Vacant	EAR-2 & EAR-1
East	Vacant	EAR-1 & A-R
South	Residential and Recreational	EAR-2 & A-R
West	Vacant	EAR-2

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 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 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 _____.

APPLICANT [Signature] Manager, North Forty Properties DATE 6/1/15

OWNER [Signature] Manager DATE 6/1/15

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

STATEMENT OF JUSTIFICATION

The Applicant, North Forty Properties, LLC is requesting approval of a zone change for approximately 47 acres of land which is a portion of the property at 1551 Deer Haven Lane. North Forty Properties, LLC is the developer for the Clark family property which has been developing in a deliberate and well-planned manner for the last 15 years. We are requesting a zone change from the Expansion Area Residential – 1 (EAR-1) to the Expansion Area Residential – 2 (EAR-2) zone, so that the property can continue to be developed in a similar manner.

This proposal will not increase the overall density of the Clark property. When the zone change was obtained for the EAR-1 category in 2003, the overall density of the Clark property (both EAR-1 and EAR-2) was calculated at a maximum of 953 units. We will stay at a maximum of 953 units. The current EAR-2 portion of the property has been developed to supply a blend of housing to supply first-time homeowners, second time homeowners, empty nesters and others. The greenways, walking connections, multi-use trails and open spaces have made the area popular with homebuyers. The amount of open space has kept the EAR-2 portion of the Clark property below maximum density levels. Upon consultation with Planning staff, it has been determined that the ordinance does not allow us to average densities between EAR-1 and EAR-2, as is allowed in other areas of the community. We would like to continue the Clark development in a manner which is consistent with the quality of the existing development.

When the Expansion Area Master Plan was adopted in 1996, the dividing line between the EAR-1 and EAR-2 was a road which was then called the “Park Road”. As the property to the north, the Blackford Property, developed under another developer, the Park Road (now called Blackford Parkway) was shifted to the east. The zone line on the Clark property, however, was not changed at that time.

It is important to note that even though this property has an address on Deer Haven Lane, it has no direct access to Deer Haven Lane. All the property which is subject to this zone change utilizes Blackford Parkway, and it is appropriate for this property to be developed consistently with adjacent property.

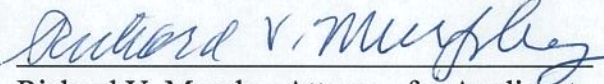
The eastern portion of the property, to the east of Blackford Parkway, will be developed with lot sizes consistent with those on the Blackford property which is immediately to the north.

This proposal is consistent with the Goals and Objectives of the 2013 Comprehensive Plan, and with the 1996 Expansion Area Master Plan. This proposal is in agreement with the Goals and Objectives (Principles) of the Expansion Area Master Plan. It continues to preserve the natural topography of the land, preserving scenic qualities. (Principle I). It allows the developer to have flexibility of housing types within the Expansion Area (Principle II). The walkways, greenways and multi-use trails provide the recreational facilities to serve residents of the Expansion Area (Principle III). It will allow us to meet minimum gross density levels within

the Expansion Area (Principle IV). The rural nature of Deer Haven Lane will be preserved. This property has no access to Deer haven Lane (Principle V). This development will have a net positive fiscal impact on the LFUCG and the school district (Principle VII). This development will bear its share of the cost of public facilities necessary to serve the development. (As you know, under the exaction fee program, the Expansion Area is self-supporting for public facilities.) Residential development in the Expansion Area should produce housing types and costs which support economic development initiatives in Fayette County. As mentioned above, the Clark property supports a diverse mix of residents. (Principle VIII).

The 2013 Comprehensive Plan emphasizes infill as a strategic component of growth (Goal A.2.) and the infill should be in context with the existing neighborhood (Goal A.2.a.). It is consistent with Goals that strive for neighborhoods which are connected for pedestrians and which minimize disruption of natural features. (Objectives A.3.b. and A.3.c.) It accommodates future growth needs within the Urban Service Area (Objective E.1.b.).

Thank you for your consideration of this zone change request.

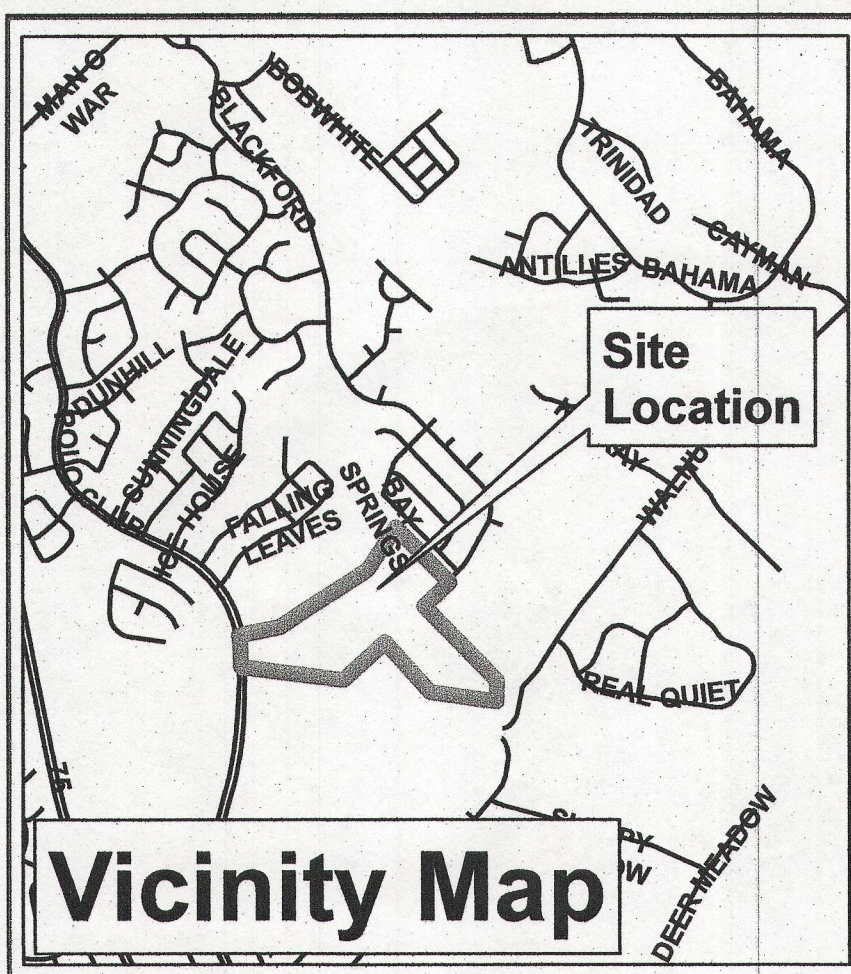

Richard V. Murphy, Attorney for Applicant

CLARK PROPERTY
UNIT 4
1551 Deer Haven Lane (a portion of)
Lexington, Fayette County, Kentucky
Zone Change from EAR-1 to EAR-2

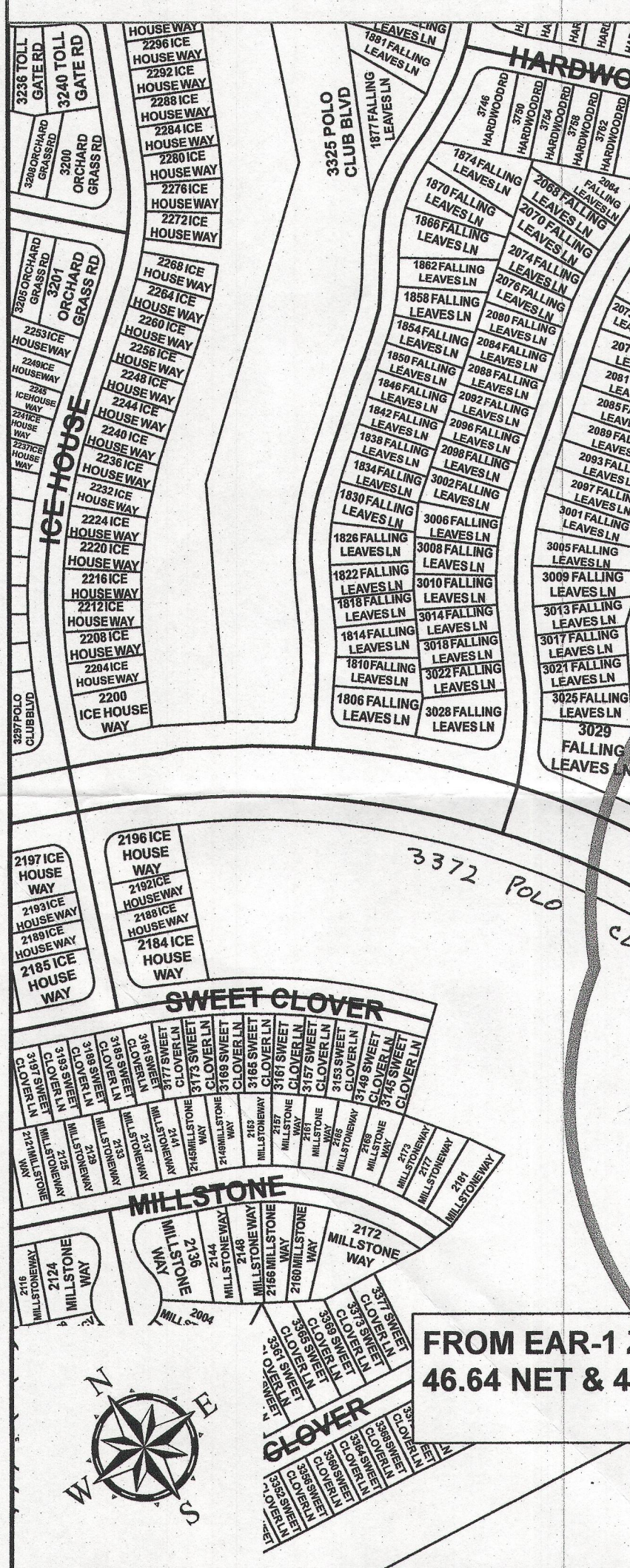
A TRACT OF LAND SITUATED EAST OF POLO CLUB BOULEVARD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the extended northern property line of Parcel 1-B as shown on Plat Cabinet N, Slide 538 of record in the Fayette County Clerk's Office, said point also lying in the centerline of Polo Club Boulevard; thence with said centerline for the following two calls: North 00 degrees 42 minutes 37 seconds West, 132.71 feet to a point; thence 195.75 feet along a curve to the left, having radius of 1170.59 feet and a chord which bears North 05 degrees 30 minutes 03 seconds West, 195.52 feet, to a point; thence leaving said centerline North 79 degrees 02 minutes 55 seconds East, 432.59 feet to a point; thence North 56 degrees 57 minutes 22 seconds East, 1088.72 feet to a point; thence North 34 degrees 09 minutes 03 seconds East, 525.73 feet to a point being common to the Blackford Subdivision; thence with said line for the following (4) four calls: South 44 degrees 24 minutes 34 seconds East, 796.74 feet to a point; thence South 46 degrees 57 minutes 56 seconds West, 356.48 feet to a point; thence South 44 degrees 35 minutes 39 seconds East, 1077.36 feet to a point; thence South 01 degrees 16 minutes 16 seconds West, 219.98 feet to a point; thence North 81 degrees 56 minutes 57 seconds West, 701.15 feet to a point; thence North 42 degrees 20 minutes 46 seconds West, 698.68 feet to a point; thence South 48 degrees 02 minutes 23 seconds West, 582.46 feet to a point; thence North 82 degrees 41 minutes 51 seconds West, 1071.26 feet to **THE POINT OF BEGINNING**.

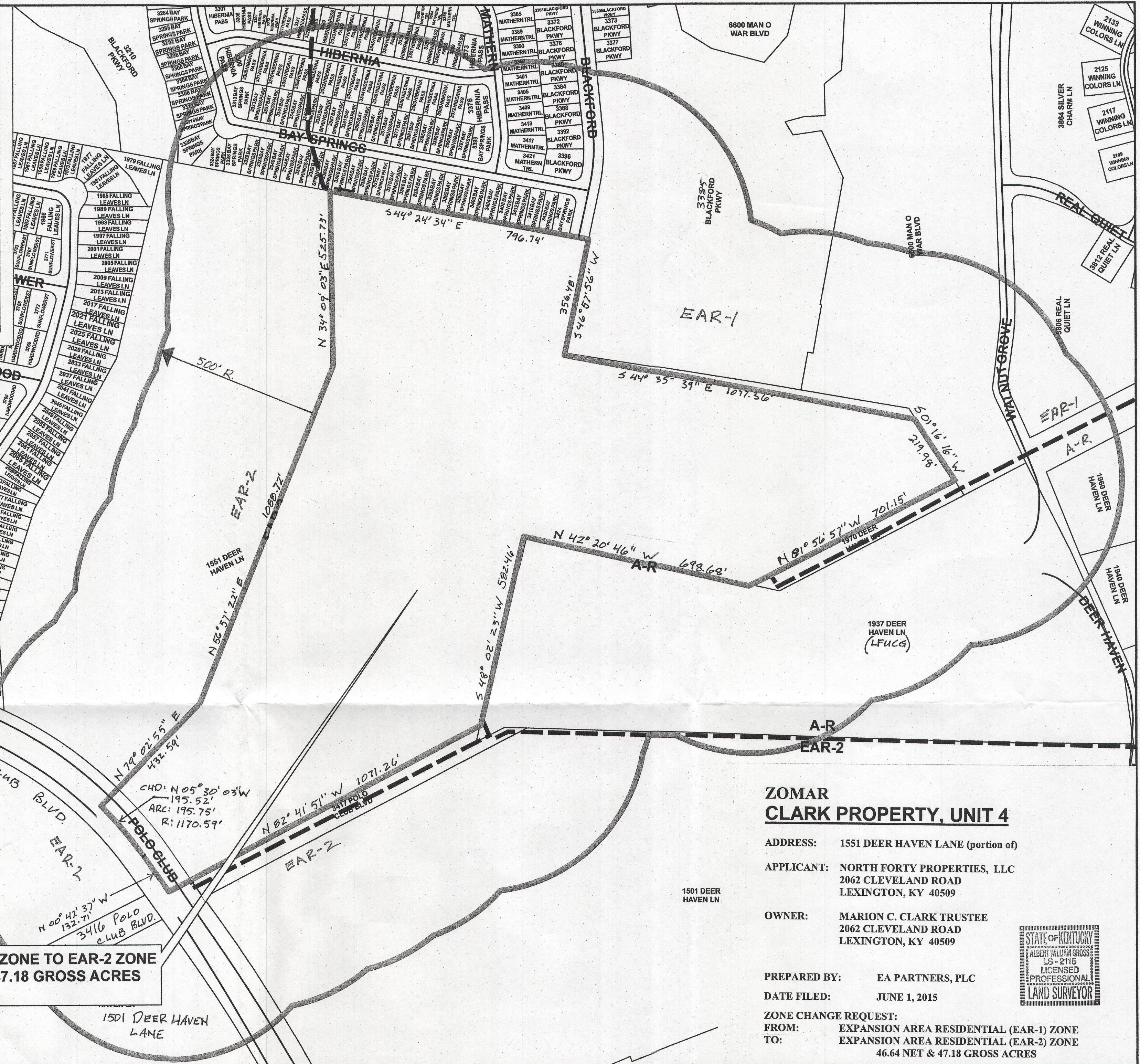
The above described parcel contains 47.18 acres Gross and 46.64 acres Net.



Vicinity Map



**FROM EAR-1 ZONE TO EAR-2 ZONE
46.64 NET & 47.18 GROSS ACRES**

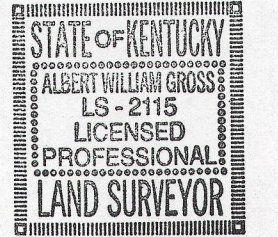


**ZOMAR
CLARK PROPERTY, UNIT 4**

ADDRESS: 1551 DEER HAVEN LANE (portion of)
 APPLICANT: NORTH FORTY PROPERTIES, LLC
 2062 CLEVELAND ROAD
 LEXINGTON, KY 40509
 OWNER: MARION C. CLARK TRUSTEE
 2062 CLEVELAND ROAD
 LEXINGTON, KY 40509

PREPARED BY: EA PARTNERS, PLC
 DATE FILED: JUNE 1, 2015

ZONE CHANGE REQUEST:
 FROM: EXPANSION AREA RESIDENTIAL (EAR-1) ZONE
 TO: EXPANSION AREA RESIDENTIAL (EAR-2) ZONE
 46.64 NET & 47.18 GROSS ACRES



Notification Map

