

MAR 2016-14

Date Received 3/7/16

Pre-Application Date 2/16/16

Filing Fee \$500⁰⁰

GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION

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

APPLICANT:	Ricketts Properties LLC, 3794 Katkay Dr, Lexington KY 40509
OWNER:	Ricketts Properties LLC, 3794 Katkay Dr, Lexington KY 40509
ATTORNEY:	n/a

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

300 Lindenhurst Dr

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	Vacant	R-4	High Density Apartments	0.37	0.72

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Residential	R-4
East	Undeveloped / Vacant	A-U
South	Undeveloped / Vacant	A-U
West	Offices	P-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 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 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... <input 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 OWNER or HOLDER of an agreement to purchase this property since _____.

APPLICANT See W Ricketts DATE 03-03-2016

OWNER See W Ricketts DATE 03-05-16

LFUCG EMPLOYEE/OFFICER, if applicable _____ DATE _____

Section 7: (Justification For Requested Zone Change)

The Applicant, Ricketts Properties LLC, is requesting a zone change from Agricultural Urban (A-U) zone to High Density Apartment (R-4) zone for 0.72 acres (Gross), 0.37 acres (Net).

The property is located at 300 Lindenhurst Dr. The property is currently split zoned with the majority of the property zoned High Density Apartment (R-4) Zone. To the North West, and North East, the property is adjoined by Lindenhurst Drive and Steeple Chase Apartments, also Zoned High Density Apartment (R-4) Zone. To the South West, the property is adjoined by Palumbo Drive/ Yorkshire Boulevard and Ashland Oil Company Inc. Corporate Offices and is Zoned Professional Office (P-1). To the South East, the property is adjoined by the Ivel White Property known as White Haven and is zoned Agricultural Urban (A-U) zone. Currently this property is not being farmed, however, a small portion of this property is being used as a Golf Driving Range and Miniature Golf Course.

High Density Apartment (R-4) Zone is more appropriate than the existing Agricultural Urban (A-U) Zone for the following reasons. Currently this property is split zoned with 85% of the property zoned High Density Apartment (R-4) zone and 15% zoned Agricultural Urban (A-U) zone. The Agricultural Urban (A-U) zoning makes it difficult to develop the property to its highest potential. The applicant would not be able to use this area for parking or apartment buildings as is necessary for the adjoining High Density Apartment (R-4) zone portion of the parent tract. Rezoning this portion to High Density Apartment (R-4) zone will clean up the zone lines making the zones lines line up better with the centerline of Palumbo Drive and the Future extension of Yorkshire Boulevard to Dabney Drive and will make this one cohesive development. Additionally the property is not large enough to sub divide the Agricultural Urban A-U zone off of the parent tract and develop it under the Lot, Yard and Height requirements listed in the LFUCG Zoning ordinance for Agricultural Urban (A-U) zone property. Leaving the property Zoned Agricultural Urban (A-U) zone would provide no benefits to the parent tract nor the surrounding properties and it only acts as a deterrent to the applicant to fully develop his property to its highest and best use which is High Density Apartments.

In addition to the above reasons; this property is also shown on the 2007 Comprehensive Plan Land Use Map as its highest and best use being high density apartments.

Comparatively the 2013 Comprehensive Plan strives to allow flexibility and opportunity for Lexington to grow within its existing Urban Services Boundary and to not be limited to the colors on a land use map.

Under Goals and Objectives in the 2013 Comprehensive Plan, Theme A "Growing Successful Neighborhoods", Goal 2A states that we are to identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the areas context and design features whenever possible. This proposed zone change is taking land that has not been developed, likely due to its incompatible zone with the adjoining and surrounding

properties and maximizing its use by developing High Density Apartments. The proposed development will be comparable in use, size and density with the adjoining apartment developments.

Under Theme B "Protecting the Environment", Goal 1 States We should continue to implement the Consent Decree, including the capacity assurance program, as directed by the Environmental Protection Agency. This development will utilize public sanitary sewers already located within property boundaries and we will apply for sanitary sewer capacity reservation.

Under Theme E "Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land", Goal 1A states that we should continue to monitor the absorption of vacant and underutilized land within the Urban Service Area. Goal 1B states that we should encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs. This proposed development will take place on land that is inside the Urban Service Boundary, is vacant and underutilized and will not displace any current residences or businesses.

Goal 3 states that we should maintain the current boundaries of the Urban Service Area and Rural Activity Centers, and create no new Rural Activities Centers. This Development is within the Urban Service Boundary and makes use of previously underutilized land.

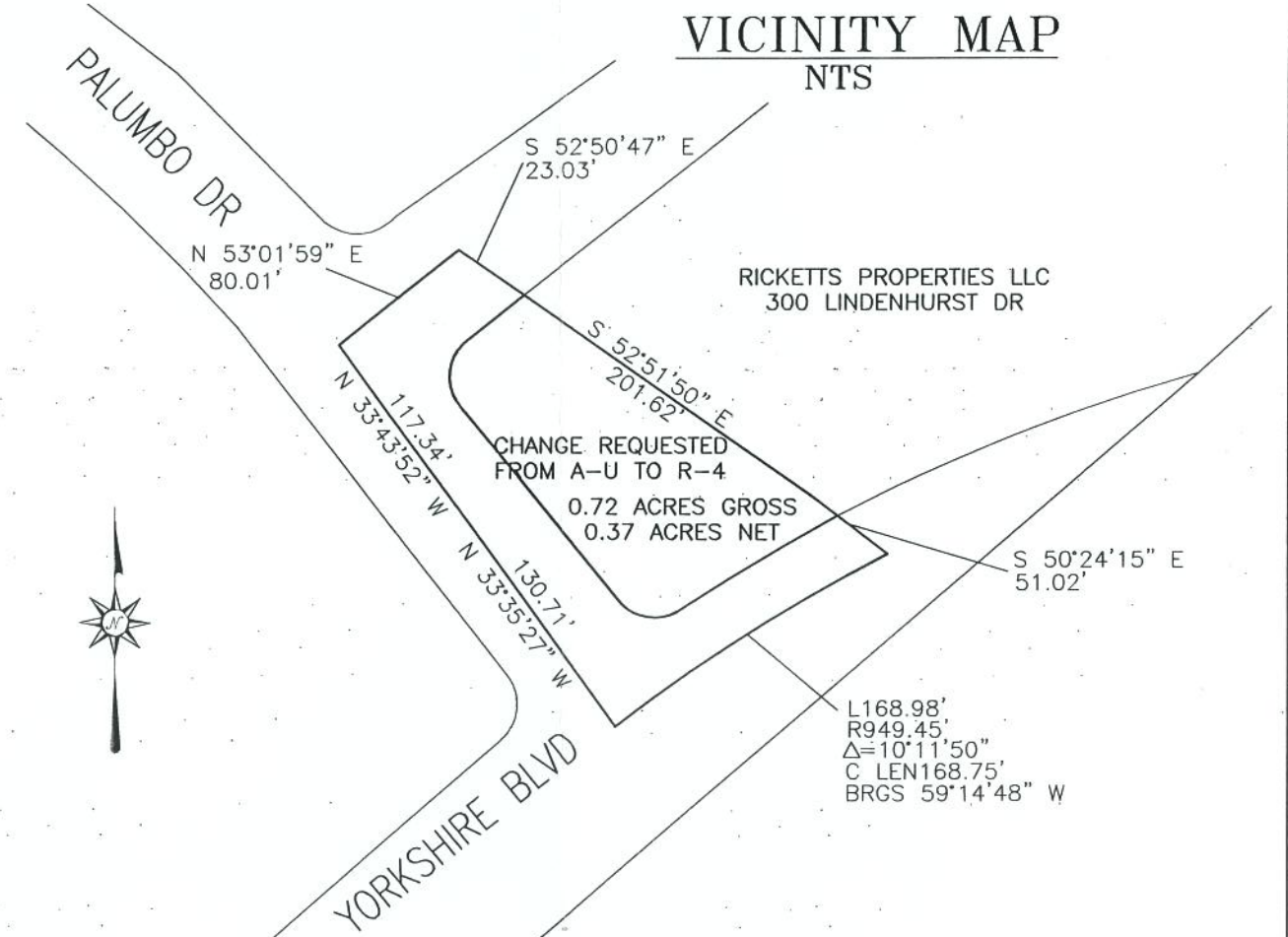
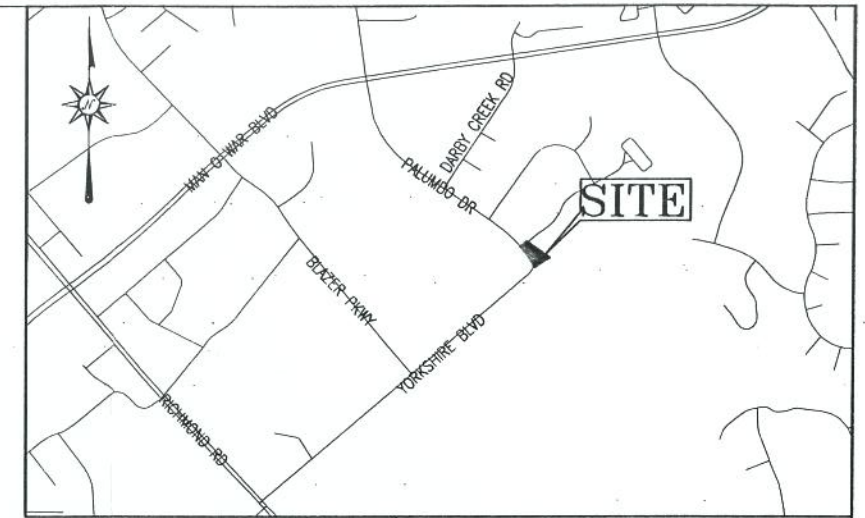
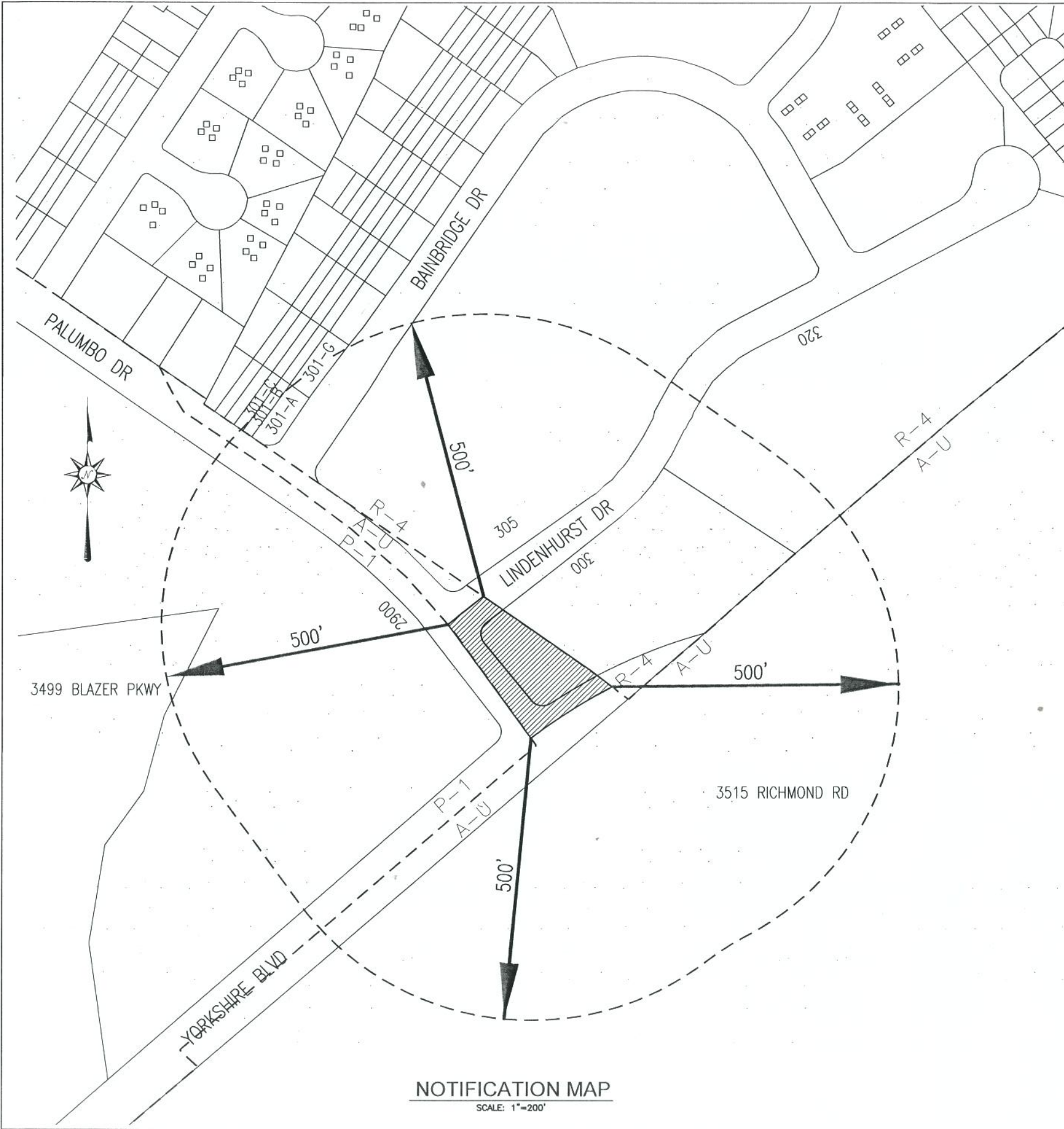
Thank you for your consideration of this zone change.

The following description is intended for zoning purposes only. The description represents information depicted on documents of record found in the Fayette County Clerk's office. This description does not represent a boundary survey and should not be used for real estate conveyance or transfer.

**Zone Change from A-U to R-4
For
300 Lindenhurst Drive
Crestview Subdivision, Unit 1-B
Lexington, KY**

Beginning at the point of intersection of Yorkshire Boulevard, Palumbo Drive and Jerrico Drive as depicted on Plat of Crestview Subdivision Unit 1-B recorded in Plat Cabinet B, Slide 723 of the Fayette County Clerk's office, said point being a corner to the P-1 and A-U Zone delineation, thence with the centerline of said Palumbo Drive and P-1 Zone Line for two (2) calls:

1. North 33° 35' 27" West 130.71 feet;
2. North 33° 43' 52" West 117.34 feet to a point at the centerline intersection of said Palumbo Drive and Lindenhurst Drive; thence leaving P-1 Zone Line and with the centerline of said Lindenhurst Drive for one (1) call:
3. North 53° 01' 59" East 80.01 feet to the point of intersection of the centerline of said Lindenhurst Drive and the R-4 and A-U delineation; thence with said R-4 Zone Line for three (3) calls:
4. South 52° 50' 47" East 23.03 feet;
5. South 52° 51' 50" East 201.62 feet;
6. South 50° 24' 15" East 51.02 feet to a point on the centerline of proposed Jerrico Drive; thence leaving said R-4 Zone Line and with the centerline of said proposed Jerrico Drive for one (1) call:
7. Along a curve to the left having a radius of 949.45 feet, a delta angle of 10° 11' 50" and a long chord of South 59° 14' 48" West 168.75 feet to the Point of Beginning containing 0.72 Acre Gross and 0.37 Acre net.



ZOMAR:	TITLE: 300 LINDENHURST DRIVE (A PORTION OF)				
PROPERTY ADDRESS:	FROM	TO	GROSS	NET	
300 LINDENHURST DRIVE	A-U	R-4	0.72	0.37	
APPLICANT NAME / ADDRESS:					
RICKETTS PROPERTIES LLC					
3794 KATKAY DR					
LEXINGTON, KENTUCKY 40509					
OWNER: RICKETTS PROPERTIES LLC					
PREPARED BY: VISION ENGINEERING, LLC					
DATE FILED OR AMENDED: MARCH 7, 2016	TOTAL			0.72	0.37