

Randy Martin

LAND SURVEYOR
1806 Cantrell Drive / Lexington, Kentucky 40505
Phone: (859) 229-2888
E-mail: randy.martin1@twc.com



DEVELOPER INFORMATION:
NATIONAL STATION, LLC
420 United Court
Lexington, Kentucky 40509
Telephone: (859) 227-7000

SITE STATISTICS FOR 334 RICHMOND AVENUE:

- TOTAL NET AREA = 0.1853 ACRE (7,200 SQ. FT.)
- ZONE REQUESTED: R-2 TO R-3
- VEHICULAR USE AREA: 7,064 SQ. FT.
- INTERIOR LANDSCAPING REQ'D: 353 SQ. FT.
- INTERIOR LANDSCAPING PROV'D: 680 SQ. FT.
- BLDG. FLOOR AREA: N/A
- REQUIRED PARKING: NONE
- PARKING PROVIDED: 24 SPACES

SITE STATISTICS FOR 949 NATIONAL AVENUE, 340, 342 & 346 RICHMOND AVENUE:

- TOTAL NET AREA = 3.8880 ACRES (169,797 SQ. FT.)
- ZONE REQUESTED: N/A
- VEHICULAR USE AREA: 68,314 SQ. FT.
- INTERIOR LANDSCAPING REQ'D: 3,416 SQ. FT.
- INTERIOR LANDSCAPING PROV'D: 3,462 SQ. FT.
- PARKING FLOOR AREA: (WAREHOUSE) = 58,548 SQ. FT.
- REQUIRED PARKING: 98 SPACES, i.e., ONE SPACE FOR EVERY 600 SQ. FT.
- [REF. SECT. B-21(n)] ZONE REGS.
- PARKING FLOOR AREA: (27 OFFICES) = 4,860 SQ. FT.
- REQUIRED PARKING: 25 SPACES, i.e., ONE SPACE FOR EVERY 200 SQ. FT.
- [REF. SECT. B-21(n)] ZONE REGS.
- TOTAL PARKING REQUIRED: 123 SPACES
- PARKING PROVIDED: 128 SPACES (72 REGULAR, STRIPED, PARKING STALLS; 6 HANDICAP, STRIPED STALLS; 28 SPACES INSIDE OF BUILDINGS; AND 24 REGULAR, STRIPED, PARKING SPACES ON 334 RICHMOND AVENUE.

SECTION: NATIONAL AVE.

NOT TO ANY SCALE

OWNER'S CERTIFICATION:

I DO HEREBY CERTIFY THAT I AM THE ONLY OWNER OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO ADOPT THIS AS MY DEVELOPMENT PLAN FOR THE PROPERTY.

TOM JONES, MEMBER:
FOR AND ON BEHALF OF NATIONAL STATION, LLC
420 UNITED COURT, LEXINGTON, KY. 40509

COMMISSION'S CERTIFICATION:

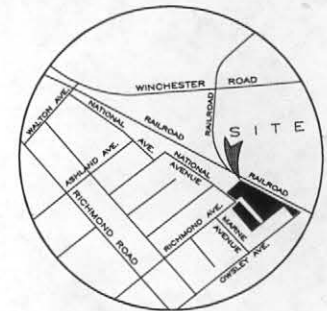
I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN-COUNTY PLANNING COMMISSION ITS MEETING HELD ON 2015.

SECRETARY:

DATE:

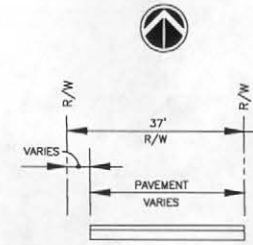
NOTES:

- This plan may be amended with the approval of the Urban County Planning Commission.
- Access shall be limited to the points indicated on this plan. No grading, stripping, excavating, filling or other disturbance of the natural ground cover shall take place prior to approval of and erosion control plan. Such plan must be submitted in accordance with Article 20 of the Zoning Ordinance.
- The source of the topographic information shown on this plan is the LTUCG U.S.A. Topo Maps numbered 25 & 33.
- Screening, landscaping and buffering shall be provided pursuant to the language of Article 18 of the Zoning Regulations.
- The Landscape Buffer Area (LBA) required to buffer an R-2 zone from a B-4 zone may be reduced to 5' when used in conjunction with a 6' high wall or fence. [See: articles 18-2 (Col. "C", Row-2) & 18-3(a)(1) ¶7 of the Zone Regs.]
- The site represented hereon shall have a five (5) foot wide landscape buffer running along and parallel to the southeasterly and southwesterly property lines. Along the outer edge of said landscape buffer will be installed a (6) foot tall, privacy fence.
- The developer will meet all requirements of Article 18 of the Landscape Ordinance.
- Total Vehicular Use Area=9,336 Sq. Ft.
- Total Interior landscaping area required = 467 Sq. Ft. (9,336 Sq. Ft. x 5%).
- Total area of Interior landscaping provided = 1,228 Sq. Ft.
- Tree Protection is a moot point, as presently there are NO TREES on the subject property.
- All required trees shall comply with the LTUCG Planting Manual. All trees used for interior planting shall be planted a minimum of 10 feet from buildings. Prior to planting any trees that will be located within utility easements the contractor must first call Kentucky Underground, Call-Before-You-Dig at: 1 (800) 752-6007.
- Site drainage will be collected and conveyed into the existing storm water system or any additional facilities will meet with Article 21 requirements. Storm water management, sanitary sewers and drainage shall meet the specifications of the applicable, Engineering Manuals.
- The location of any additional fire hydrants, fire department connections, or fire service features, if required, shall be approved by the Division of Fire-Water Control Office.
- Construction Entrance location will be from Richmond Avenue at National Avenue.
- This plan shall not be used as a basis for sale of this property. Any sale of land shall be based upon a recorded, subdivision plat.
- Summation of Final Record Plat information is as follows:
949 National Avenue
Plat Coh. "J", Slide 837
334, 340, 342 & 346 Richmond Ave.
Plat Coh. "J", Slide 121
Plat Coh. "E", Slide 197
Plat Coh. "E", Slide 245 and



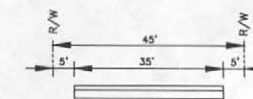
VICINITY MAP

NOT TO SCALE



SECTION: RICHMOND AVE.

NOT TO ANY SCALE



SECTION: OWSLEY AVE.

NOT TO ANY SCALE

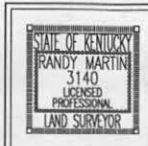
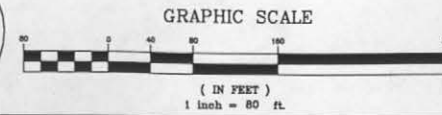
FINAL DEVELOPMENT PLAN OF THE NATIONAL STATION, LLC

PROPERTY

1/4/0 BEECHLAND SUBDIVISION, BELLEDALE EDITION
AND
EAST END ADDITION

949 NATIONAL AVENUE,
334, 340, 342 & 346 RICHMOND AVENUE
IN
LEXINGTON, FAYETTE COUNTY, KENTUCKY

SCALE: 1"=80' DATE: JULY 15, 2015





LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Department of Planning, Preservation & Development
Division of Planning

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

July 21, 2015

MENTELLE NGHD ASSOC
LEWIS GARDNER
317 HANOVER COURT
LEXINGTON KY 40502

Re: Requested Zone Change in Your Neighborhood

Dear Neighborhood Representative:

This letter is to inform you of a request for a zone change in your neighborhood area. This request was submitted by **National Station, LLC**, for property located at **334 Richmond Avenue, Lexington, Kentucky**. A conditional use permit and dimensional variances were also requested.

Enclosed are copies of the application and notification area map. A copy of the staff report will be available two weeks prior to the Planning Commission public hearing on this item, which has been scheduled for **August 27, 2015**, at 1:30 p.m. in the Council Chamber, 2nd floor, Government Center, 200 East Main Street, Lexington, Kentucky.

If you desire any additional information regarding this zone change request, please feel free to contact me or any other member of the Commission's "Zoning Section" staff at 101 East Vine Street, 7th Floor, or call **258-3160**.

If you are no longer president of your neighborhood association, please forward this notice to the appropriate officer. Then, contact Stephanie Cunningham at 258-3160 so that our records can be updated to keep the leaders of your neighborhood association informed in the future. Thank you for your cooperation.

Sincerely,

Bill Sallee
Planning Services Manager

Enc. MARCV 2015-16
Application
Plat

cc: Councilmember Farmer

HORSE CAPITAL OF THE WORLD

101 East Vine Street, Suite 700 Lexington, KY 40507 (859) 258-3160 FAX (859) 258-3163 www.lexingtonky.gov

MARCH 2015-16

Date Received 7/6/15Pre-Application Date 6/12/15Filing Fee \$ 360.00**GENERAL INFORMATION: MAP AMENDMENT REQUEST (MAR) APPLICATION****1. ADDRESS INFORMATION (Name, Address, City/State/Zip & PHONE NO.)**

APPLICANT:	National Station, LLC 420 United Court, Lexington, Kentucky 40509	(859) 227-7000
OWNER:	National Station, LLC 420 United Court, Lexington Kentucky 40509	(859) 227-7000
ATTORNEY:	Charles Curry 333 West Vine St., Ste 1700, Lexington, Kentucky	(859) 252-2202

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

334 Richmond Avenue, Lexington, Kentucky 40502

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

Existing		Requested		Acreage	
Zoning	Use	Zoning	Use	Net	Gross
R-2	Residential	R-3	Parking Lot	0.1653	0.1908

4. SURROUNDING PROPERTY, ZONING & USE

Property	Use	Zoning
North	Business	B-4
East	Residential	R-2
South	Residential	R-2
West	Business	B-4

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 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 checked="" type="checkbox"/> Existing	<input type="checkbox"/> To be constructed by	<input type="checkbox"/> Developer	<input type="checkbox"/> Other
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 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 _____

DATE _____

OWNER  _____DATE 7-6-15

LFUCG EMPLOYEE/OFFICER, if applicable _____

DATE _____

CONDITIONAL USE PERMIT APPLICATION

A. APPLICANT INFORMATION

Name:	NATIONAL STATION, LLC
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky, 40509
Phone # (w/ area code):	(859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name:	Tom Jones
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky, 40509
Phone # (w/ area code):	(859) 227-7000

C. PROPERTY INFORMATION

Address:	334 Richmond Avenue	Current Zoning:	R-2
Conditional Use Requested:	Parking Lot	Current Use:	VACANT

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

Storm Sewers	<input checked="" type="checkbox"/> Existing OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others:
Sanitary Sewers	<input checked="" type="checkbox"/> Existing by: <input checked="" type="checkbox"/> LFUCG <input type="checkbox"/> Septic System OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others
Refuse Collection	<input checked="" type="checkbox"/> LFUCG OR <input type="checkbox"/> Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
☐ Yes ☒ No **If yes, please answer the next two questions:**

1. Have any such dwelling units on the property been occupied within the past 12 months? ☐ Yes ☐ No
2. Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? ☐ Yes ☐ No **If yes, please answer the next two questions:**
3. How many units? [_____ units]
4. Have any efforts already been taken to assist those residents in obtaining alternative housing? ☐ Yes ☐ No **If yes, provide an attachment and give details about those efforts.**

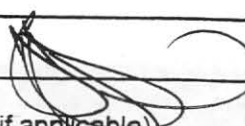
F. PROJECT DETAILS (If additional space is required, please use a separate page)

Describe in detail the proposed activity, including any operational or design provisions that will be used to limit the potential for disturbing surrounding properties. See the "Supplemental Application Requirements" on the reverse side of this page.

PARKING LOT, A PERMITTED
USE IN AN R-3 ZONE,

G. APPLICANT CERTIFICATION

I do hereby certify that to the best of my knowledge and belief, the information supplied with this application is true and accurate. I further certify that if I am not the current owner of this property, that I have obtained written permission from the current property owner, and that it has been submitted as part of this application.

SIGNATURE OF APPLICANT _____ DATE _____
SIGNATURE OF OWNER (if not the applicant)  _____ DATE 7/6/15
SIGNATURE OF LFUCG EMPLOYEE/OFFICER (if applicable) _____

DIMENSIONAL VARIANCE APPLICATION

A. APPLICANT INFORMATION

Name:	National Station, LLC
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name:	Tom Jones
Address:	420 United Court
City, State, Zip Code:	Lexington, Ky. 40509
Phone # (w/ area code):	(859) 227-7000

C. PROPERTY INFORMATION

Address:	949 National Ave. 340, 342 & 346 Richmond Avenue, Lex., Ky. 40509	Current Zoning:	B-4
Proposed Use:	25 OFFICE-WAREHOUSES and a Soccer School	Current Use:	Soccer School & vacant

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

Storm Sewers	<input checked="" type="checkbox"/> Existing OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others:
Sanitary Sewers	<input checked="" type="checkbox"/> Existing by: <input checked="" type="checkbox"/> LFUCG <input type="checkbox"/> Septic System OR <input type="checkbox"/> To be constructed by: <input type="checkbox"/> Developer <input type="checkbox"/> Others
Refuse Collection	<input checked="" type="checkbox"/> LFUCG OR <input type="checkbox"/> Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
☐ Yes ☒ No If yes, please answer the next two questions:

1. Have any such dwelling units on the property been occupied within the past 12 months? ☐ Yes ☐ No
2. Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? ☐ Yes ☐ No If yes, please answer the next two questions:
3. How many units? [_____ units]
4. Have any efforts already been taken to assist those residents in obtaining alternative housing? ☐ Yes ☐ No If yes, provide an attachment and give details about those efforts.

F. DETAILS OF VARIANCE REQUESTED

This variance requested is from 100 feet to 53 feet, in order to permit the applicant the reasonable use of the land and prevent the creation of an unnecessary hardship on the applicant.

G. FINDINGS AND JUSTIFICATION FOR VARIANCE (Please feel free to use an attachment, if necessary.)

In order to grant a variance, the Board must find that the granting of the variance:

- 1) will not adversely affect the public health, safety or welfare;
- 2) will not alter the character of the general vicinity;
- 3) will not cause a hazard or a nuisance to the public; and
- 4) will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The answers to these questions will help the Board in their deliberation and, therefore, should be thorough yet concise.

1. Why will the granting of this variance not negatively affect the public health, safety or welfare, not alter the character of the general vicinity, and not cause a hazard or nuisance to the public?

SEE ATTACHMENT

DIMENSIONAL VARIANCE APPLICATION

A. APPLICANT INFORMATION

Name: National Station, LLC
Address: 420 United Court
City, State, Zip Code: Lexington, Ky. 40509
Phone # (w/ area code): (859) 227-7000

B. CONTACT PERSON or REPRESENTATIVE INFO

Name: Tom Jones
Address: 420 United Court
City, State, Zip Code: Lexington, Ky. 40509
Phone # (w/ area code): (859) 227-7000

C. PROPERTY INFORMATION

Address: 340, 342 and 346 Richmond Ave Current Zoning: B-4
Proposed Use: Specialty Trade Current Use: Soccer school and Vacant Bldg.

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

Storm Sewers ☒ Existing OR ☐ To be constructed by: ☐ Developer ☐ Others:
Sanitary Sewers ☒ Existing by: ☒ LFUCG ☐ Septic System OR ☐ To be constructed by: ☐ Developer ☐ Others
Refuse Collection ☒ LFUCG OR ☐ Other (please list):

E. POSSIBLE DISPLACEMENT OF TENANTS

Are there any existing dwelling units on the subject property that will be removed if this application is approved?
☐ Yes ☒ No If yes, please answer the next two questions:

1. Have any such dwelling units on the property been occupied within the past 12 months? ☐ Yes ☐ No
2. Are these units currently occupied by households earning less than 40% of the median income in Lexington-Fayette County? ☐ Yes ☐ No If yes, please answer the next two questions:
3. How many units? [units]
4. Have any efforts already been taken to assist those residents in obtaining alternative housing? ☐ Yes ☐ No If yes, provide an attachment and give details about those efforts.

F. DETAILS OF VARIANCE REQUESTED

This variance requested is from 32 & 28 feet feet to 5 feet, in order to provide the Applicant the reasonable use of the land and thereby to relieve the Applicant of unnecessary hardship.

G. FINDINGS AND JUSTIFICATION FOR VARIANCE (Please feel free to use an attachment, if necessary.)

In order to grant a variance, the Board must find that the granting of the variance:

- 1) will not adversely affect the public health, safety or welfare;
- 2) will not alter the character of the general vicinity;
- 3) will not cause a hazard or a nuisance to the public; and
- 4) will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The answers to these questions will help the Board in their deliberation and, therefore, should be thorough yet concise.

1. Why will the granting of this variance not negatively affect the public health, safety or welfare, not alter the character of the general vicinity, and not cause a hazard or nuisance to the public?

The requested set-backs are in line with historical set-backs for the property, and similar set-backs have been granted to other infill developments along National Ave.



6-JULY-2015

National Station, LLC
Zone Change and Conditional Use Request for 334 Richmond Avenue,
And
Dimensional Variance Requests for 949 National Avenue,
340, 342, & 346 Richmond Avenue
Lexington, Kentucky 40502

July 15, 2015

Purpose:

- To rezone .0.1908 gross acres (0.1653 net acres) at property located at 334 Richmond Avenue from Two Family Residential (R-2) Zone to Planned Neighborhood Residential (R-3) zone,
- To seek a conditional use in the R-3 zone to allow for a parking lot at 334 Richmond Avenue
- To reduce the rear yard abutting a residential zone from a minimum of 28 ft. to 5 feet along the residentially zoned properties to the east and south,.
- To reduce the side yard abutting a residential zone from a minimum of 32 feet to 5 feet along the residentially zoned properties to the east and south,
- To reduce the distance an overhead door must be setback from 100 feet to 53 feet along residentially zoned properties to the east and south.

Overview:

The applicant is proposing to redevelop a longstanding single use open air storage and automotive parts operation along the railroad on a group of "infill" B-4 and R-2 parcels by removing all but two structures and constructing 27 state-of-the-art office-warehouses. The intent is to cluster all commercial activity on the B-4 parcels, mitigate the impact of the adjacent railroad to the neighborhood and use the residentially zoned properties for "step down" activities only. Specifically, the Owsley Avenue parcel will be limited to emergency access and retention and the Richmond Avenue parcel will be earmarked for parking. The applicant feels that this National Avenue revitalization will cater to small scale users and compliment the nearby adaptive reuse activity that is already in progress (and seemingly fully embraced).

Findings of Support - Zone Change:

- This zone change is in compliance with the 2013 Comprehensive Plan in that the request supports creating jobs and prosperity (Theme C; Goal 2; Objectives a. & b.) while continuing the parcel's historic medium density residential land use which is consistent with the abutting neighborhood's designated land use which was last articulated in the 2007 Comprehensive Plan.

- The applicant also feels that the existing R-2 zoning is inappropriate and that the proposed R-3 zoning is appropriate because "Parking" is not specifically listed as a conditional use in the R-2 zone but is listed as such in the R-3 zone.

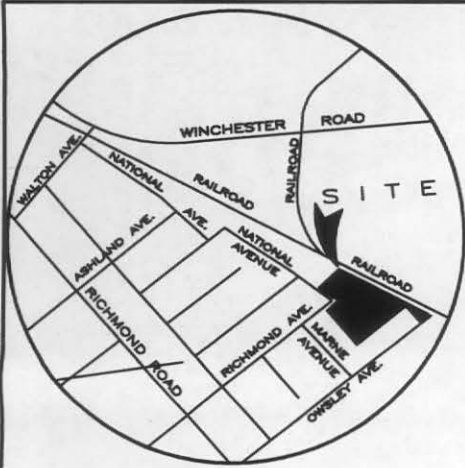
Findings of Support - Conditional Use:

- The Conditional Use Request is justified in that "Parking" is specifically named as a Conditional Use in the R-3 zone and is appropriate in this case because it facilitates the redevelopment of the adjacent B-4 infill properties that are owned by the applicant and will be consolidated into one lot and one cohesive development. It should be noted that the parcel was used for parking "unofficially" by the previous owner... and the granting of this conditional use will incentivize the current owner to make improvements that will produce a visually appealing lot that complies with all regulations.

Findings of Support - Dimensional Variances:

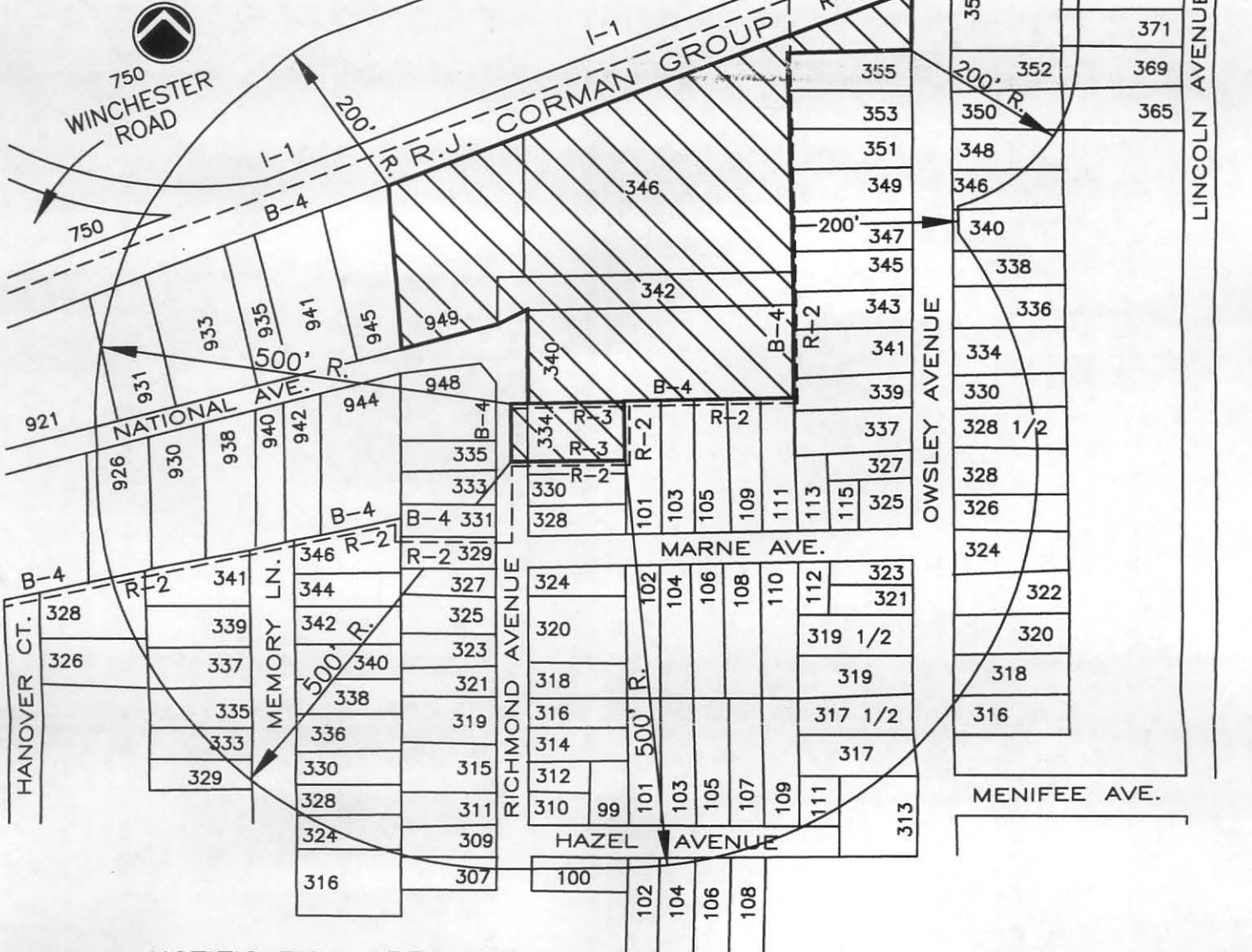
Each of the three Dimensional Variance Requests should be approved for the following reasons:

- Granting the requested variances should not adversely affect the public health, safety or welfare, nor will it alter the character of the general vicinity in that structures have been operated within these distances in the past, that fencing is erected to shield the neighborhood, and that all new construction will be between the railroad and the neighborhood and occur away from Richmond Avenue, National Avenue, and Owsley Avenue,
- Strict application of the Zoning Ordinance requirements would ignore the historical context of the setbacks of this development and those of other developments nearby and deprive the applicant of the reasonable use of the land and create an unnecessary hardship,
- That this is not a result of a willful violation of the Zoning Ordinance or other attempt to circumvent the regulations; but, rather, a reasonable request considering the configuration of the lot, the location of the railroad and the two structures that are being retained, and
- That the requested variance is not the direct result of the actions of the applicant, as the existing structures, railroad and the fencing predates the applicant's ownership of the lot.



VICINITY MAP

NOT TO SCALE

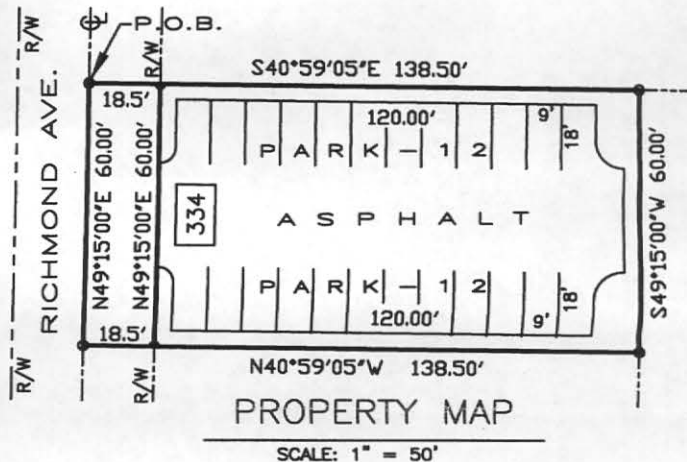


NOTIFICATION AREA MAP

SCALE: 1" = 200'



GROSS AREA R-3
0.1908 AC.
NET AREA R-3
0.1653 AC.



PROPERTY MAP

SCALE: 1" = 50'

ZOMAR

NATIONAL STATION, LLC

Property

Zone Change & Conditional Use for: 334 Richmond Avenue; and
Diminisional Variances for: 949 National Ave., 340, 342 &
346 Richmond Avenue, Lexington, Kentucky 40502

Applicant/Owner:
Address:

National Station, LLC, a Ky. Limited Liability Company
420 United Court, Lexington, Ky. 40509

Prepared By:
Address:
Date Filed:

RANDY MARTIN
1806 Cantrill Drive, Lexington, Ky. 40505
July 15, 2015

