

APPLICATION TO PLANNING COMMISSION

Map Amendment

Bourbon County Joint Planning Commission

525 High St, Paris, KY 40361 • (859) 987-2150

Application No: ZMA 18-04 Fee Amount: \$ 400⁰⁰ Date Fee Received: 7/16/18

1. APPLICANT Ball Homes, LLC

MAILING ADDRESS 3609 Walden Drive Lexington, KY 40517

PHONE NO. (859) 268-1191 (HOME) _____ (WORK)

2. TYPE OF REQUEST: Map Amendment

3. PLEASE CIRCLE: Paris/ Bourbon County / North Middletown/ Millersburg

4. LOCATION OF REQUEST: 4250 Lexington Road TOTAL ACREAGE: 20.33

5. EXISTING USE: Agricultural ZONING DISTRICT FROM: R-1 TO: R-8

6. DESCRIPTION OF PROPOSAL: To annex 23.05 acres and rezone 20.33 acres of R-1 zoned land in Bourbon County to the R-8 zone in the City of Paris to develop 74 residential lots

7. FEE: refer to Fee Schedule

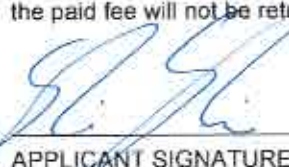
8. SUPPLEMENTAL INFORMATION: (1) A legal description (or deed) of the property. (2) Any request for a zoning map amendment to any single or two family residential zone shall be required to submit a site plan; any request for a zoning map amendment to any other zone shall be required to submit a conceptual development plan in accordance with all applicable requirements of the Zoning Ordinance. (3) A narrative response to address the findings necessary for the map amendment. Before any map amendment is granted, the planning commission must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court: (Refer to Article 5 of the Zoning Ordinance- Amendments)

- That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- That there have been major changes of an economical, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive plan and which have substantially altered the basic character of such area.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a narrative to address the necessary findings for the ZMA (as described above)
- Attach a site plan or conceptual development plan
- Attach a list of adjoining property owners (name and address)
- Post a notice of the ZMA on the property at least 14 days prior to the public hearing in accordance with KRS 100.212

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.


APPLICANT SIGNATURE

7/16/18
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

Lynnwood Farm Inc.
(a portion of)
4250 Lexington Road
Zone Change from County R-1 to City R-8
Paris, Bourbon County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED ADJACENT TO AND SOUTH OF HUME BEDFORD ROAD (KY 1939) APPROXIMATELY 0.5 MILES WEST OF THE INTERSECTION OF LEXINGTON - PARIS ROAD (U.S. 27 & 68) AND HUME BEDFORD ROAD (KY 1939) NEAR PARIS, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the centerline of Hume Bedford (KY 1939), said point also lying in the extended common line of 4250 Lexington Road and the Lynnwood Manor Subdivision - Unit No. 1; Thence with said common line South 06 degrees 00 minutes 16 seconds West, a distance of 1419.96 feet to a point; Thence leaving said common line South 79 degrees 35 minutes 55 seconds West, a distance of 625.46 feet to a point; Thence North 06 degrees 00 minutes 16 seconds East, a distance of 1591.42 feet to a point in the centerline of Hume Bedford Road (KY 1939); Thence with said centerline for the following two (2) calls: South 83 degrees 34 minutes 17 seconds East, a distance of 295.98 feet to a point; Thence South 85 degrees 23 minutes 15 seconds East, a distance of 304.12 feet to the **POINT OF BEGINNING** and containing 20.71 acres gross and 20.33 acres net.



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July 16, 2018

Bourbon County Joint Planning Commission
Bourbon County Joint Planning Office
525 High Street, Room 112
Paris, KY 40361

Re: Application for Zone Change Request for 20 Acres of Lynnwood Farm

Dear Members of the Planning Commission:

We represent Ball Homes, LLC and on its behalf have filed a zone change request for the property located on a portion of Lynnwood Farm, adjacent to intersection of Hume-Bedford Pike and Lynnwood Drive (the "Property"). The Applicant's request is to rezone the Property from R-1 Residential zone to R-8 Residential zone. This zone change request is to allow the development of a single-family residential neighborhood. The Property to be rezoned consists of 20.33 net acres of Lynnwood Farm currently in Bourbon County. The Applicant is also proposing that this acreage be annexed into the City of Paris with approximately 2.72 acres additional acreage that will remain zoned Conservation (C) zone. Specifically, the Applicant is proposing to develop the Property with 74 single-family lots that will be known as Limestone Trace.

This request is in agreement with the Comprehensive Plan as the proposed project meets the Goals and Objectives of the Comprehensive Plan. Primarily, this project aligns with Goal 1 under Housing Resources: To provide an adequate supply of safe and affordable housing to meet the needs of the community. And, it is in the area of future residential land identified by the 2016 City of Paris Future Land Use Map. This development will provide reasonably priced single-family homes, which will allow for more variation in the types and prices of housing available. Further, the Comprehensive Plan illustrates that Paris is lacking a prominent amount of middle income single-family housing and residential development has not been rapid over the last decade. This project will expand the single-family housing stock and allow for more reasonably priced housing options. Accordingly, the increase in single-family housing will meet the current needs of the community.

Additionally, this project supports Goal 1 under Growth and Development: To use planning as a mechanism to direct growth and development. With an increase in moderately priced housing options, in-migration is more likely to occur. As discussed in the Comprehensive Plan, the number of Bourbon County households is projected to increase by almost 200 units over the next fifteen years and almost 400 housing units over a 20-year period. The need to provide residential density to meet this demand is paramount. Not only will the increase in single-family homes offered by this project diversify the housing stock and allow for more

affordable options, but also an increase in development of reasonably priced housing will aid in attracting new families and young professionals to the area. Furthermore, through the diversification of the housing stock, the development will help to remove the current perceptions about the lack of reasonably priced housing in Bourbon County. The development will also support Goal 2 and Goal 3 under Growth and Development in the Comprehensive Plan: To stimulate economic growth and stability in Bourbon County & To provide an adequate capacity of land to facilitate growth of all types of land uses. For the reasons listed above, this development will facilitate growth and help maintain stability in Bourbon County by diversifying the housing options.

Finally, the Applicant submits that the existing zoning is inappropriate and the proposed Residential (R-8) zoning is appropriate. Simply put, the need to make residential neighborhoods this close to the major arterial denser cannot be stressed enough. If Paris is going to meet the growing need of housing identified in the Comprehensive Plan, 20 acres within half of a mile of Lexington Road cannot be developed at the R-1 density. The R-8 zone will allow for 74 lots on the Property, whereas the units would be slashed by over 50% if the zoning remains at R-1. This land is adjacent to existing residential uses and is a short distance away from a major arterial. It is quite clear that the Property can handle an increase in density. Further, this size of lot will follow with the trends noted in the Comprehensive Plan's Housing Resources section where it stated: "The number of households has been steadily growing while the number of persons per household has been dropping. This is a trend common across the state and nation as families have chosen to have fewer children, and houses have become more affordable to a smaller household. The last decade has seen a large increase in owner occupied single-family homes." As such, we believe that R-8 zoning is appropriate and the existing R-1 zoning is inappropriate.

We will be at the August 16th public hearing in order to make a complete presentation of this application and request your favorable consideration.

Sincerely,

Stoll Keenon Ogden PLLC

Nick Nicholson

NN:NN

Notification Mailing List	
Addresses of Adjacent Property - Street Address	Names of Adjacent Property Owners
Address - 78 HORSESHOE DR	Owner - COTTER ANDREW R & LISA I
Address - 72 HORSESHOE DR	Owner - LEHMANN MARUOHN
Address - 3058 LYNNWOOD DR	Owner - FISCHER BARBARA J
Address - 3001 LYNNWOOD DR	Owner - BOLIN BARRETT & ISHMAEL BOLIN KATHERINE
Address - 3007 LYNNWOOD DR	Owner - POE ROY ELVEST & MARTHA H
Address - 3011 LYNNWOOD DR	Owner - SOUTHWORTH CHRISTINA C
Address - 3015 LYNNWOOD DR	Owner - ISHMAEL JAMES W & KIMBERLY A
Address - 3019 LYNNWOOD DR	Owner - THOMAS MARY M
Address - 3021 LYNNWOOD DR	Owner - MORTON ERIN & ADAM
Address - 3025 LYNNWOOD DR	Owner - LINVILLE BONNIE
Address - 3055 LYNNWOOD DR	Owner - BUGG LONDON & SARAH
Address - 3053 LYNNWOOD DR	Owner - TURLEY DELANNA S
Address - 3049 LYNNWOOD DR	Owner - JONES CHRISTOPHER B
Address - 3045 LYNNWOOD DR	Owner - COURTNEY WILLIAM D & TONYA L
Address - 3039 LYNNWOOD DR	Owner - GALLOWAY JOHN L & KAREN H
Address - 3035 LYNNWOOD DR	Owner - SALE GORDON & ALYCEEN
Address - 3029 LYNNWOOD DR	Owner - THOMAS GARY
Address - 3033 LYNNWOOD DR	Owner - SALE MICHAEL & GWENDOLYN I
Address - 110 ECHO DR	Owner - FOWLER KENNETH & LINDA
Address - 200 HUME BEDFORD RD	Owner - SARGENT ROGER A DR & SHIRLEY R
Address - 214 HUME BEDFORD RD	Owner - FERRAUT CHARLES WM IV & COURTNEY
Address - 246 HUME BEDFORD RD	Owner - LANDWORKS FARMS LLC