

CS ACQUISITION VEHICLE, LLC (PLN-MAR-25-00014)

251-273 E. MAXWELL STREET (ODD ADDRESSES)
256-272 KALMIA AVENUE (EVEN ADDRESSES)

Rezone properties for a high density residential development.

Applicant

CS ACQUISITION VEHICLE, LLC
2200 War Admiral Way
LEXINGTON, KY 40509
branden.gross@dentons.com (Attorney)

Owners

251 EAST MAXWELL, LLC
GREG C. TREHARNE
ADVANTAGE REAL ESTATE, LLC
THE SHIRES AT KALMIA, LLC
TIMOTHY D. CHESNEY
MARY KHAYAT
BURTON PROPERTIES, LLC
GERARD R. GERHARD

Application Details

Acreage:

2.003 net (2.716 gross) acres

Current Zoning:

Medium Density Residential (R-4)

Proposed Zoning:

Downtown Frame Business (B-2A)

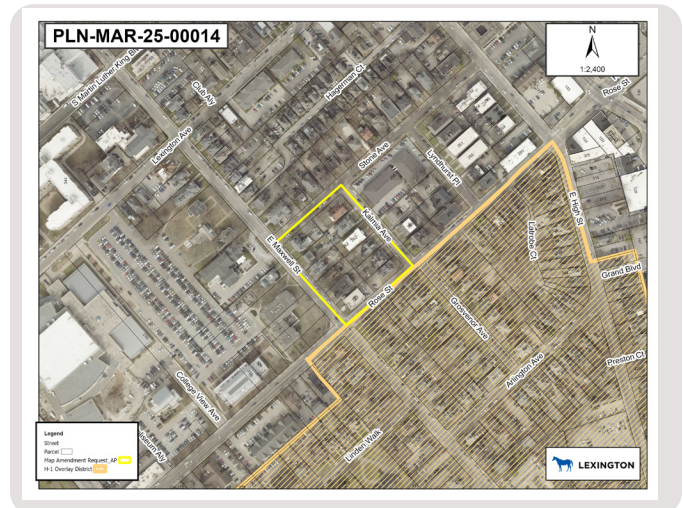
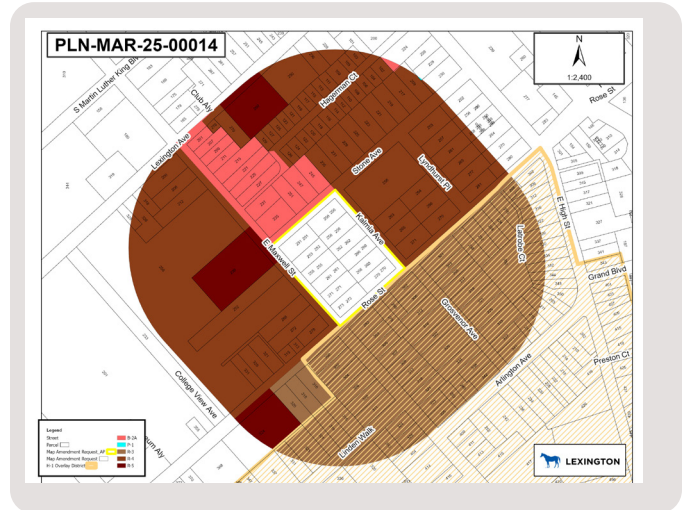
Place Type/Development Type:

Downtown/High Density Residential

For more information about the Downtown Place-type see Imagine Lexington page 268. For more information on the High Density Residential Development Type see page 270.

Description:

The applicant is seeking to rezone the subject properties in order to establish a high density residential development. The proposal is for a 322 unit multi-family residential use, for a residential density of approximately 160 dwelling units per acre. The applicant is proposing to provide a total of 485 on-site parking spaces within an integrated parking structure.



Public Engagement

The applicant has not indicated that any public outreach or engagement has occurred at this time.

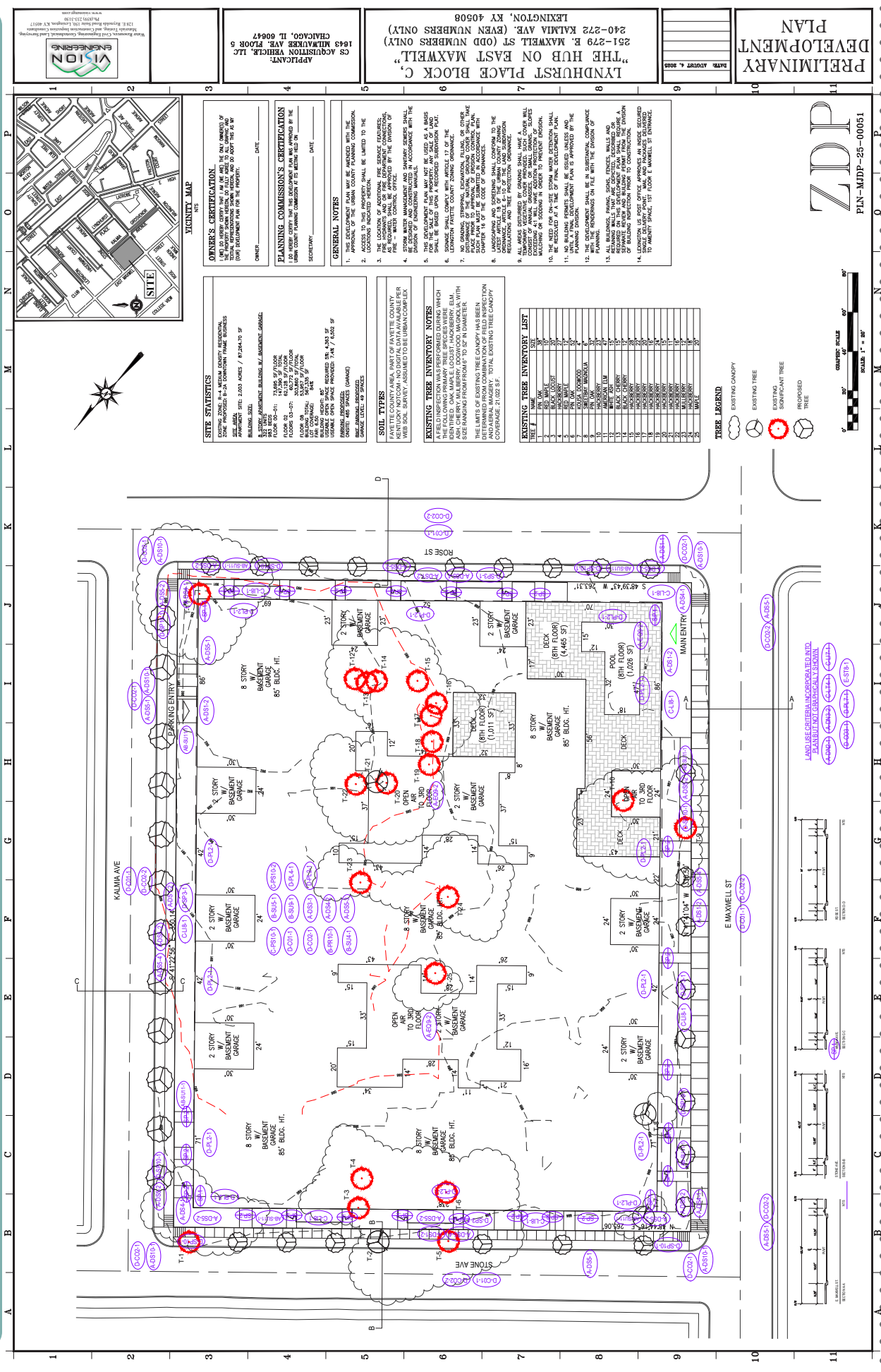
Status

- ☐ Public Engagement
- ☒ Pre-Application Meeting
- ☒ Application Review
- ☐ Planning Staff Review
- ☐ Technical Review Committee
- ☐ Zoning/Subdivision Committee Meetings
- ☐ Planning Commission Hearing
- ☐ Urban County Council Meeting

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.

Development Plan

(PLN-MJDP-25-00051)



VISION ENGINEERING

128 E. Kentucky Road, Suite 100, Lexington, KY 40503
Tel: 606.253.1318
www.visioneng.com

APPLICANT:
CS ACQUISITION AREA, FLOOR 6
CHAMCA60, IL 60647

PROJECT:
251-279 E. MAXWELL ST (ODD NUMBERS ONLY)
240-272 KALMIA AVE. (EVEN NUMBERS ONLY)
LEWINGTON, KY 40508

PRELIMINARY DEVELOPMENT PLAN

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the property described herein, do hereby certify that I am the owner of the property described herein, and I do hereby certify that I am the owner of the property described herein, and I do hereby certify that I am the owner of the property described herein.

OWNER: _____ DATE: _____

PLANNING COMMISSION'S CERTIFICATION

I, the undersigned, being the Planning Commissioner of the City of Lexington, do hereby certify that the development plan was approved by the Planning Commission on this date.

PLANNING COMMISSIONER: _____ DATE: _____

GENERAL NOTES

1. THE DEVELOPMENT PLAN MAY BE MARKED WITH THE APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION.
2. THE DEVELOPMENT PLAN SHALL BE LIMITED TO THE LOCATIONS INDICATED HEREON.
3. THE LOCATION OF ADDITIONAL FIRE SERVICE EXPOSURES, FIRE HYDRANTS, AND FIRE ALARMS SHALL BE APPROVED BY THE DIVISION OF FIRE SAFETY.
4. STORM WATER MANAGEMENT AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
5. THE DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF LEXINGTON.
6. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
7. ALL AREAS DESIGNATED BY GRADING SHALL HAVE A GRADING PLAN SUBMITTED TO THE DIVISION OF PUBLIC WORKS.
8. ALL AREAS DESIGNATED BY GRADING SHALL HAVE A GRADING PLAN SUBMITTED TO THE DIVISION OF PUBLIC WORKS.
9. THE NEED FOR ON-SITE STORM WATER DETENTION SHALL BE DETERMINED BY THE DIVISION OF PUBLIC WORKS.
10. THE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
11. THE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
12. THE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
13. ALL BUILDINGS, WALLS, SPACES, FENCES, WALLS, AND OTHER STRUCTURES SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.
14. LEXINGTON IS FIRST OFFICE APPROVES AN ASSESSMENT OF THE DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE DIVISION OF PUBLIC WORKS.

EXISTING TREE INVENTORY LIST

NO.	TREE NAME	SIZE	LOCATION
1	RED OAK	12"	LOT 1
2	RED OAK	12"	LOT 1
3	RED OAK	12"	LOT 1
4	RED OAK	12"	LOT 1
5	RED OAK	12"	LOT 1
6	RED OAK	12"	LOT 1
7	RED OAK	12"	LOT 1
8	RED OAK	12"	LOT 1
9	RED OAK	12"	LOT 1
10	RED OAK	12"	LOT 1
11	RED OAK	12"	LOT 1
12	RED OAK	12"	LOT 1
13	RED OAK	12"	LOT 1
14	RED OAK	12"	LOT 1
15	RED OAK	12"	LOT 1
16	RED OAK	12"	LOT 1
17	RED OAK	12"	LOT 1
18	RED OAK	12"	LOT 1
19	RED OAK	12"	LOT 1
20	RED OAK	12"	LOT 1
21	RED OAK	12"	LOT 1
22	RED OAK	12"	LOT 1
23	RED OAK	12"	LOT 1
24	RED OAK	12"	LOT 1
25	RED OAK	12"	LOT 1

NEIGHBORHOOD MAP

Map showing the location of the development plan within the neighborhood.

SCALE: 1" = 30'

Graphic scale bar showing 0, 30, and 60 feet.

LEGEND

- EXISTING CANOPY
- EXISTING TREE
- EXISTING SIGNIFICANT TREE
- PROPOSED TREE

LAND USE CRITERIA INCORPORATED INTO DEVELOPMENT PLAN

Table with 2 columns: CRITERIA, COMMENTS.