

HART FAMILY ENTERPRISES, LLC (PLN-MAR-22-00002)

2179 BAHAMA ROAD

Rezoning the property to allow for the expansion of the existing Greenbrier Country Club facilities (lifestyle center).

Applicant/Owner

HART FAMILY ENTERPRISES, LLC
2179 Bahama Road
Lexington, KY 40509
clifford.ashburner@dinsmore.com



Application Details

Acresage:

21.616 net (22.085 gross) acres

Current Zoning:

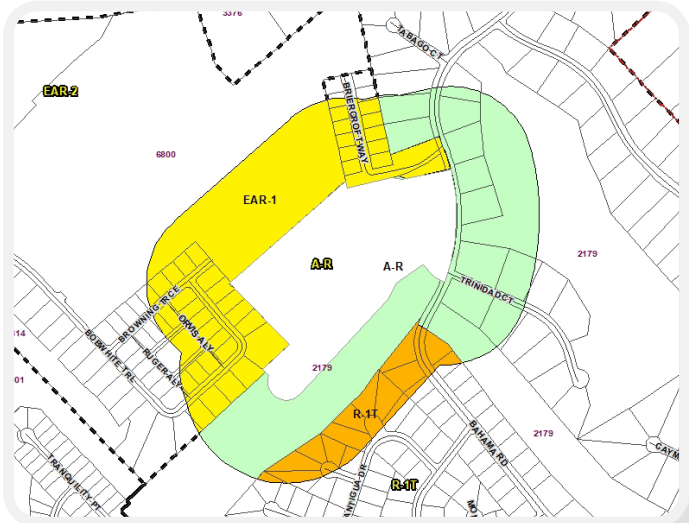
Agricultural Rural (A-R) zone

Proposed Zoning:

Expansion Area Residential 1 (EAR-1) Zone

Description:

The applicant is seeking to rezone the property to allow for expansion of the existing Greenbrier Country Club facilities. The proposed "lifestyle center" will provide amenities for the members of the club.

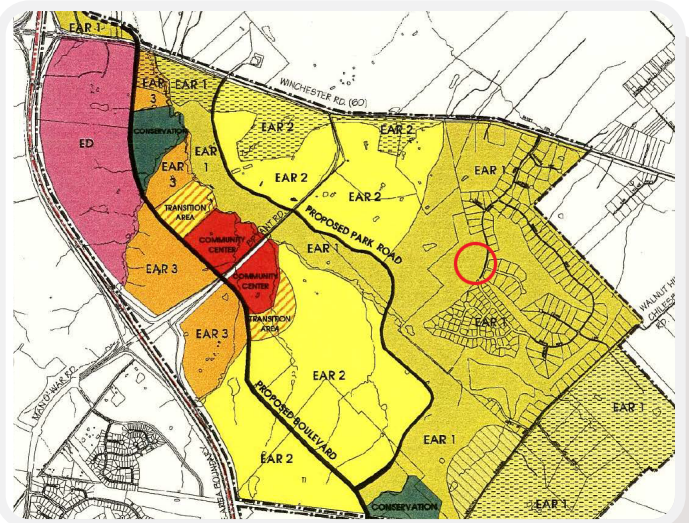


Public Engagement

- The applicant met with the surrounding neighborhood organizations, including the Greenbrier, Ashford Oaks, and Briercroft neighborhood associations to provide information regarding the project and receive input.

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

**GREENBRIER
ESTATES GOLF
COURSE UNIT 2J**
2179 BAHAMA RD.
LEXINGTON, KY
40509

APPLICANT:
CARMAN
2179 Bahama Rd.
Lexington, Kentucky 40509

PROJECT DEVELOPER:
CARMAN
2179 Bahama Rd.
Lexington, Kentucky 40509

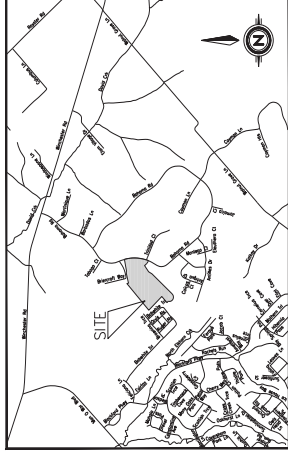
LANDSCAPE ARCHITECT / ENGINEER:
CARMAN
2179 Bahama Rd.
Lexington, Kentucky 40509

DRAWN BY: AM
APPROVED BY: J.C.
PROJECT NUMBER: 21193
REVISIONS:

CARMAN
LANDSCAPE ARCHITECTURE
AND ENGINEERING

SHEET TITLE:
**ZONE MAP
AMENDMENT
APPLICATION**
SHEET NUMBER:

PDP
PLN-MUD-25-00005



VICINITY MAP
(Scale 1" = 100')

GENERAL NOTES:

1. THE DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION OR BOARD OF PLANNING STAFF AS APPLICABLE PER THE ZONING ORDINANCE REGULATIONS.
2. ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN.
3. ALL UTILITIES SHALL BE DELETED FROM THE DEVELOPMENT PLAN AND THE DEVELOPER SHALL BE RESPONSIBLE FOR RECONSTRUCTION OF UTILITIES TO ORIGINAL CONDITIONS AND FOR THE PROTECTION OF UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. NO GRADING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL OCCUR WITHOUT THE APPROVAL OF THE PLANNING COMMISSION OR BOARD OF PLANNING STAFF.
5. ALL EXCAVATIONS SHALL BE RESTORED TO ORIGINAL GRADE AND CONDITION WITHIN 90 DAYS OF COMPLETION OF THE DEVELOPMENT.
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8. THE LOCATION OF THE FIRE SERVICE, FIRE ALARMS, FIRE DEPARTMENT CONNECTIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
9. ALL UTILITIES SHALL BE DELETED FROM THE DEVELOPMENT PLAN AND THE DEVELOPER SHALL BE RESPONSIBLE FOR RECONSTRUCTION OF UTILITIES TO ORIGINAL CONDITIONS AND FOR THE PROTECTION OF UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE DEVELOPMENT PLAN SHALL BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION OR BOARD OF PLANNING STAFF AS APPLICABLE PER THE ZONING ORDINANCE REGULATIONS.
11. LANDSCAPING, STREETSCAPE AND PEDESTRIAN AMENITIES SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE CONCEPTUAL GRAPHIC REPRESENTATIONS INCORPORATED HEREIN.

SITE STATISTICS

TOTAL DEVELOPMENT AREA	22,266 SQUARE FEET (0.51 ACRES)
TOTAL EXISTING DEVELOPMENT AREA	4,285 SQUARE FEET (0.097 ACRES)
TOTAL DEVELOPMENT AREA TO BE ADDED	17,981 SQUARE FEET (0.41 ACRES)
EXISTING BUILDINGS	1,400 SF
NEW BUILDINGS	16,581 SF
TOTAL BUILDING AREA	17,981 SF
EXISTING PARKING SPACES	175 SPACES
NEW PARKING SPACES	175 SPACES
TOTAL PARKING SPACES	350 SPACES
EXISTING TRAILER SPACES	14 SPACES
NEW TRAILER SPACES	14 SPACES
TOTAL TRAILER SPACES	28 SPACES

PURPOSE OF PRELIMINARY DEVELOPMENT PLAN
THIS PLAN IS SUBMITTED TO THE PLANNING COMMISSION OR BOARD OF PLANNING STAFF TO OBTAIN APPROVAL OF THE DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

