

CLEAR OPTIKS, LLC. (PLN-MAR-23-00011)

1617 CLAYS MILL ROAD

Rezone the property in order to establish a restaurant/coffee shop with a drive through facility.

Applicant/ Owner

CLEAR OPTIKS, LLC
811 CORPORATE DR, STE 101
LEXINGTON, KY 40503
richard@murphyclendenen.com (Attorney)

Application Details

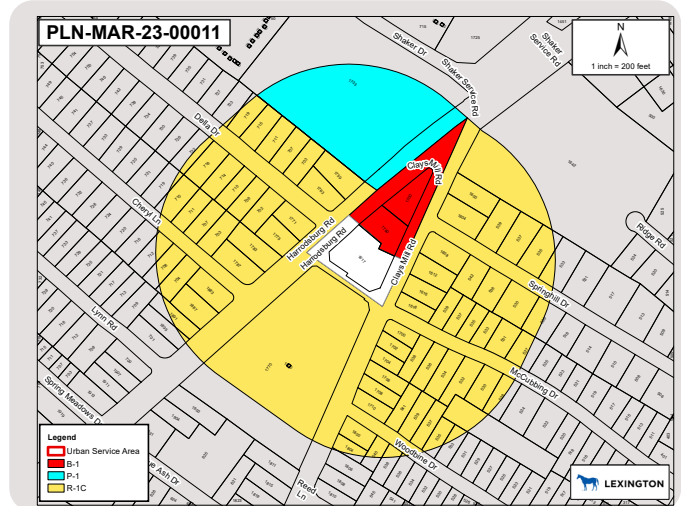
Acreage:
0.6130 net (1.0418 gross) acres

Current Zoning:
Professional Office (P-1) Zone

Proposed Zoning:
Neighborhood Business (B-1) Zone

Place-type/Development Type
Enhanced Neighborhood
Low Density Non-Residential/ Mixed Use
For more information about the Enhanced Neighborhood place type see Imagine Lexington pages 327-336. For more information on the Low Density Non-Residential/ Mixed Use Development Type see page 266.

Description:
The applicant is seeking to rezone the subject property in order to establish a restaurant/coffee shop use with a drive through facility.



Status

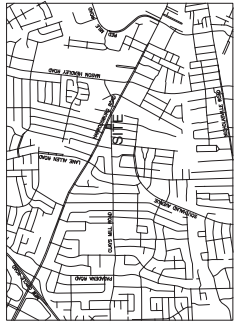
- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Public Engagement

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

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

Development Plan

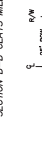
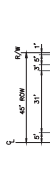


VICINITY MAP

TREE PRESERVATION PLAN NOTES

1. SITE AREA: 26,304 SF
2. REMOVED CANOPY: 5,141 SF
3. REMOVED TRUNKS: 1,314 SF
4. 9 LARGE TREES @ 705 S.F.
5. 1,400 TREES @ 705 S.F.
6. 3,750 SF
7. EXISTING CANOPY TO BE PRESERVED: 3,000 SF
8. ADDITIONAL CANOPY REQUIRED: 2,341 SF
9. PROPOSED CANOPY: 4,500 SF
10. 21 MEDIUM TREES @ 400 S.F.
11. 6,000 SF
12. TOTAL TREE CANOPY PROPOSED: 13,200 SF
13. 42.3%

14. SOIL TYPE:
 15. ALL REMOVED TREES SHALL BE REPLACED WITH PLANTINGS MANUAL 16. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM BUILDINGS 17. PRIOR TO EXISTING TREE REMOVAL, THE FOLLOWING SHALL BE DONE:



PLANNING COMMISSION CERTIFICATION
 I, the undersigned, Planning Commission Secretary, certify that the development plan submitted for review and approval by the Planning Commission on this date complies with the applicable provisions of the Lexington Zoning Ordinance, and that the development plan meets the requirements of the applicable provisions of the Lexington Zoning Ordinance. I further certify that the development plan meets the requirements of the applicable provisions of the Lexington Zoning Ordinance. I am a duly elected member of the Planning Commission and am qualified to perform the duties of this office.

PLANNING COMMISSION SECRETARY _____ **DATE** _____

- NOTES:**
1. THE DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THE PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED DEVELOPMENT PLAN.
 2. ACCESS SHALL BE MAINTAINED THROUGHOUT THE PLAN.
 3. THE PLANNING COMMISSION SHALL SET FORTH IN THE ZONING ORDINANCE THE REQUIREMENTS FOR THE DEVELOPMENT OF THE PROPERTY.
 4. THE DEVELOPMENT PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION. THE DEVELOPMENT PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION. THE DEVELOPMENT PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION.
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OWNER CERTIFICATION:
 I, the undersigned, certify that I am the owner of the property and that the development plan submitted for review and approval by the Planning Commission on this date complies with the applicable provisions of the Lexington Zoning Ordinance, and that the development plan meets the requirements of the applicable provisions of the Lexington Zoning Ordinance. I am qualified to perform the duties of this office.

OWNER _____ **DATE** _____

COMMISSIONER CERTIFICATION:
 I, the undersigned, Planning Commission Secretary, certify that the development plan submitted for review and approval by the Planning Commission on this date complies with the applicable provisions of the Lexington Zoning Ordinance, and that the development plan meets the requirements of the applicable provisions of the Lexington Zoning Ordinance. I am a duly elected member of the Planning Commission and am qualified to perform the duties of this office.

PLANNING COMMISSION SECRETARY _____ **DATE** _____

Barrett Partners, Inc.
 PLANNING AND LANDSCAPE ARCHITECTURE
 838 E. Field Avenue, Suite 317 - Lexington, Kentucky 40502
 859-361-8997
 www.barrettpartners.com

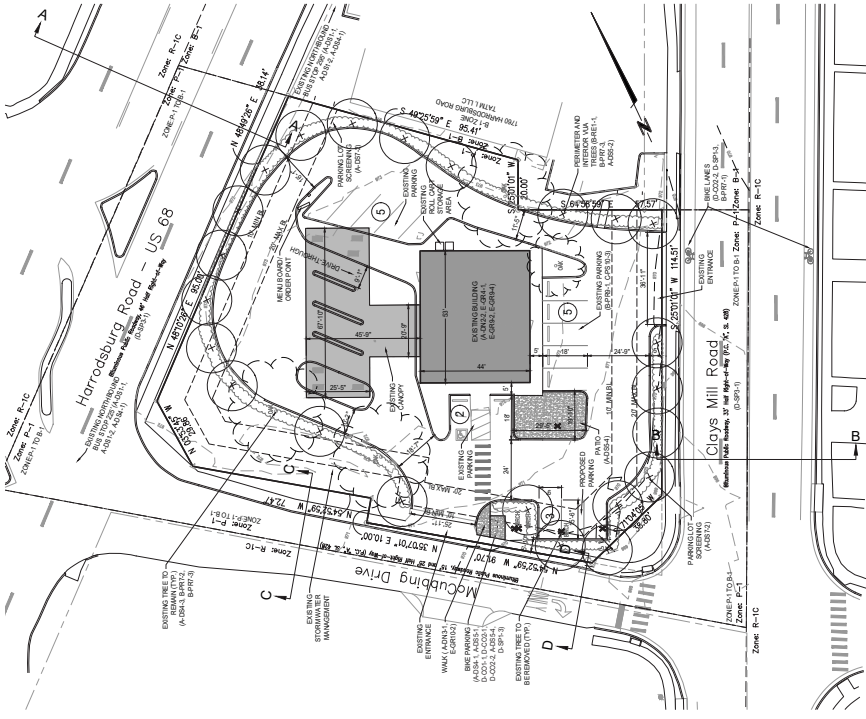
Date: July 3, 2023

FIRST SECURITY NATIONAL BANK
 1617 Clays Mill Road
 Lexington, Kentucky

DP
 PLN-MDP-23-0043

Amended Final Development Plan

Revised:



PURPOSE OF AMENDMENT TO THE ZONING ORDINANCE FOR THE PROPERTY WITHIN ZONING:

ITEM	EXISTING ZONING	PROPOSED ZONING	REASON FOR AMENDMENT
1. ZONING	R-1C	R-1C	NO CHANGE
2. SETBACKS	10' SIDE SETBACKS	10' SIDE SETBACKS	NO CHANGE
3. HEIGHT	35' MAXIMUM HEIGHT	35' MAXIMUM HEIGHT	NO CHANGE
4. AREA	10,000 SF MINIMUM AREA	10,000 SF MINIMUM AREA	NO CHANGE
5. USE	RESIDENTIAL USE	RESIDENTIAL USE	NO CHANGE
6. SIGNAGE	NO SIGNAGE	NO SIGNAGE	NO CHANGE
7. OPEN SPACE	NO OPEN SPACE	NO OPEN SPACE	NO CHANGE
8. OTHER	NO OTHER	NO OTHER	NO CHANGE

COMMISSIONER CERTIFICATION
 I, the undersigned, Planning Commission Secretary, certify that the development plan submitted for review and approval by the Planning Commission on this date complies with the applicable provisions of the Lexington Zoning Ordinance, and that the development plan meets the requirements of the applicable provisions of the Lexington Zoning Ordinance. I am a duly elected member of the Planning Commission and am qualified to perform the duties of this office.

