

PROPCO NORTH BROADWAY, LEXINGTON, KY, LLC (PLN-MAR-22-00003)

2143 NORTH BROADWAY (A PORTION OF)

Rezoning to allow for the reuse of the subject property for the establishment of an assisted living facility.

Applicant

PROPCO NORTH BROADWAY,
LEXINGTON, KY, LLC
E. 16th Street, STE 352
Denver, CO 80206



Owner

JSM MANAGEMENT LLC
2468 Walnut Grove Lane
Lexington, KY 40509



Application Details

Acreage:

6.022 net (15.204 gross) acres

Current Zoning:

Interchange Service Business (B-5P) Zone

Proposed Zoning:

Planned Neighborhood Residential (R-3) zone

Place-type / Development Type:

Enhanced Neighborhood
Medium Density Residential

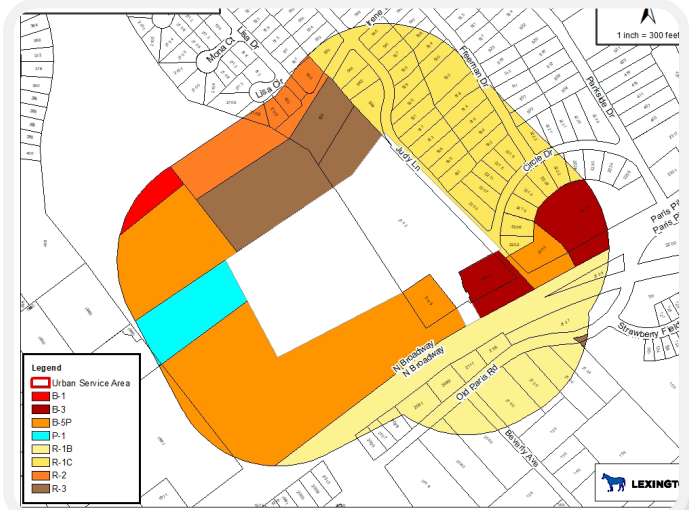
For more information about the Enhanced Neighborhood Place-Type see Imagine Lexington pages 327-328. For more information about the Medium Density Residential Development Type see page 271.

Description:

The applicant is seeking to rezone the property to allow for the reuse of an existing three-story hotel and associated amenities for an assisted living facility. The applicant proposes to modify the structure to contain 134 one-bedroom dwelling units with a total density of 22 dwelling units per net acre.

Public Engagement

- The applicant held a digital meeting via Zoom for members of the community in the immediate vicinity to hear about the project, and discuss their concerns with the project team.

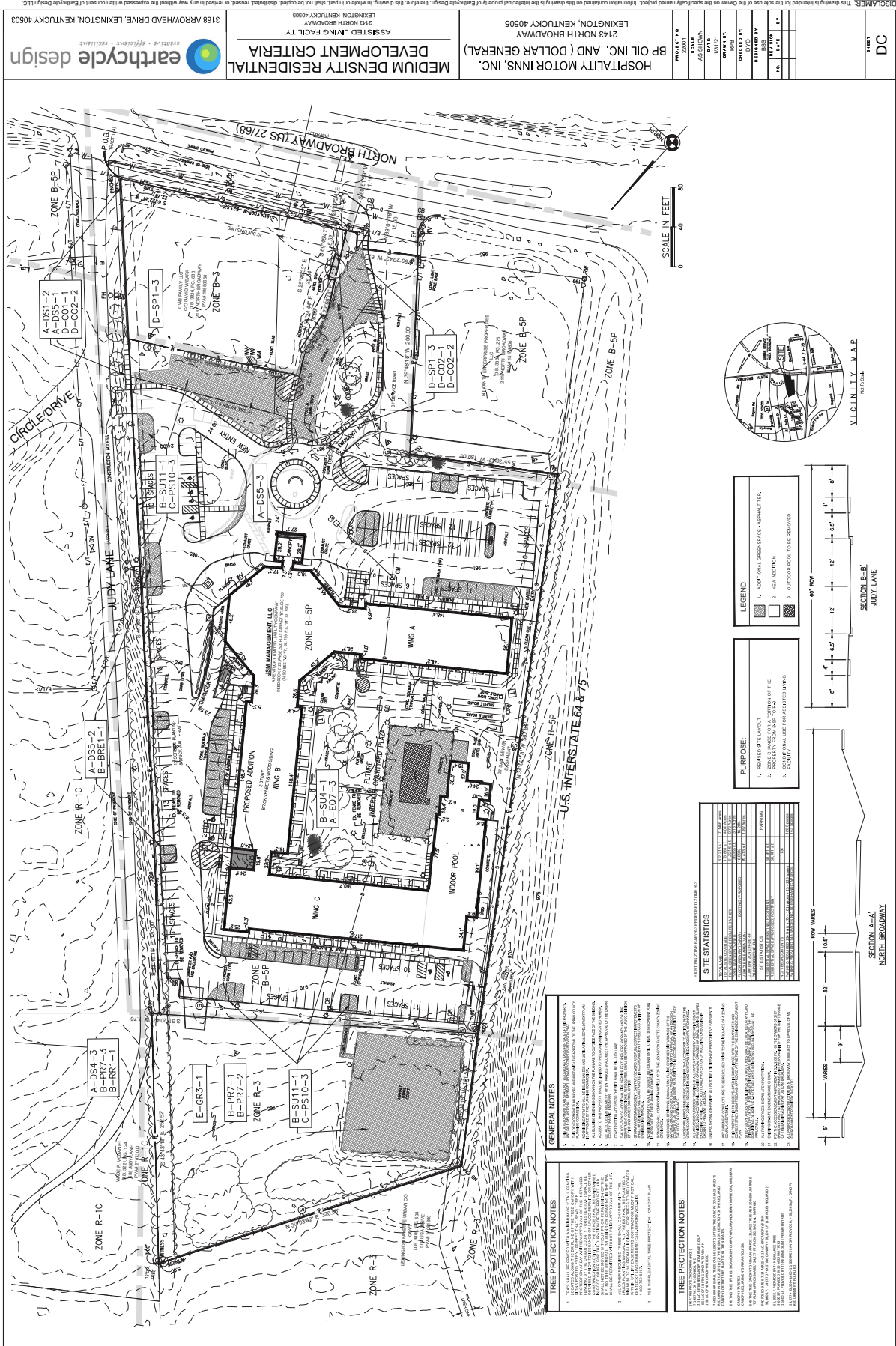


Status

- 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



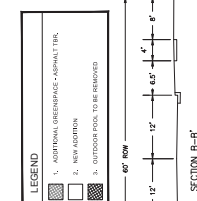
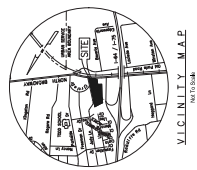
DISCLAIMER: This drawing is intended for the use of the owner on the specifically named project. Information contained on this drawing is the intellectual property of Earthcycle Design. Therefore, the drawing, in whole or in part, shall not be copied, distributed, reused, or reused in any way without the expressed written consent of Earthcycle Design, LLC.

PROJECT INFORMATION:
 PROJECT NO: 20011
 PROJECT NAME: MEDIUM DENSITY RESIDENTIAL
 DEVELOPMENT CRITERIA
 ASSISTED LIVING FACILITY
 2143 NORTH BROADWAY
 LEXINGTON, KENTUCKY 40505

CLIENT: HOSPITALITY MOTOR INNS, INC. (AND DOLLAR GENERAL)
 2143 NORTH BROADWAY
 LEXINGTON, KENTUCKY 40505

DESIGNER: earthcycle design
 3168 ARROWHEAD DRIVE, LEXINGTON, KENTUCKY 40503
 create • effervesce • reside

DATE: 1/31/22
SCALE: AS SHOWN
BY: [Signature]
CHECKED BY: [Signature]
DATE: 1/31/22



PURPOSE:

- REMOVED FOOTPRINT
- ZONE CHANGE FOR A PORTION OF THE PROPERTY (REFER PAR 10 TO 14)
- NEW ADDITION
- ADDITIONAL OVERHANG - REMAIN THE SAME
- ADDITIONAL OVERHANG - TO BE REMOVED

SITE STATISTICS

EXISTING ZONE	PROPOSED ZONE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL SITE
ZONE R-1C	ZONE R-1C	1,234,567	100%
ZONE B-SP	ZONE B-SP	1,234,567	100%
ZONE B-3	ZONE B-3	1,234,567	100%

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY HEALTH CARE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY EDUCATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY SOCIAL SERVICES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY TRANSPORTATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY UTILITIES CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY ZONING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

TREE PROTECTION NOTES:

- ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A TREE TAG AND A TREE REMOVAL PERMIT SHALL BE OBTAINED FROM THE KY DEPARTMENT OF REVENUE.
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