

Harrodsburg Road, LLC (PLN-MAR-21-00016)

4085 HARRODSBURG ROAD

Applicant/Owner

HARRODSBURG ROAD, LLC
250 W. Main Street, STE, 3000
Lexington, KY 40507
bruce.simpson@skofirm.com



Application Details

Acreage:

Parcel 1: 7.88 net (9.245 gross) acres
Parcel 2: 3.88 net and gross acres

Current Zoning:

Parcel 1: Agricultural Urban (A-U) zone
Parcel 2: Agricultural Urban (A-U) zone

Proposed Zoning:

Parcel 1: Highway Service Business (B-3) zone
Parcel 2: Planned Neighborhood Residential (R-3) zone

Place-type / Development Type:

Corridor
Medium Density Non-Residential/ Mixed Use
For more information about the Corridor Place-Type see *Imagine Lexington* pages 337-339. For more information about the Medium Density Non-Residential / Mixed Use Development Type see page 272.

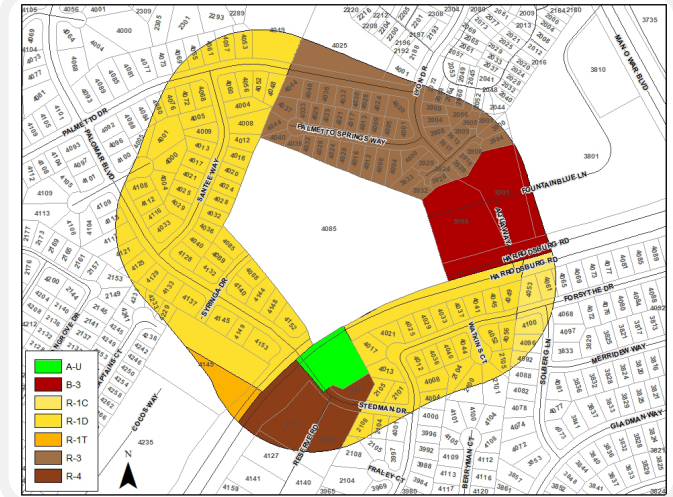
Description:

The applicant is seeking to rezone the subject property in an effort to develop a commercial center along Harrodsburg Road that extends from the property located to east. Additionally, the applicant is seeking to extend the single family development along Syringa Drive, terminating in a cul-de-sac.

Public Engagement

- The applicant has not indicated that they have conducted any neighborhood engagement.

Rezoning the property to allow for the construction of a commercial center and single family dwelling units.

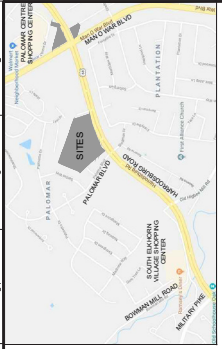
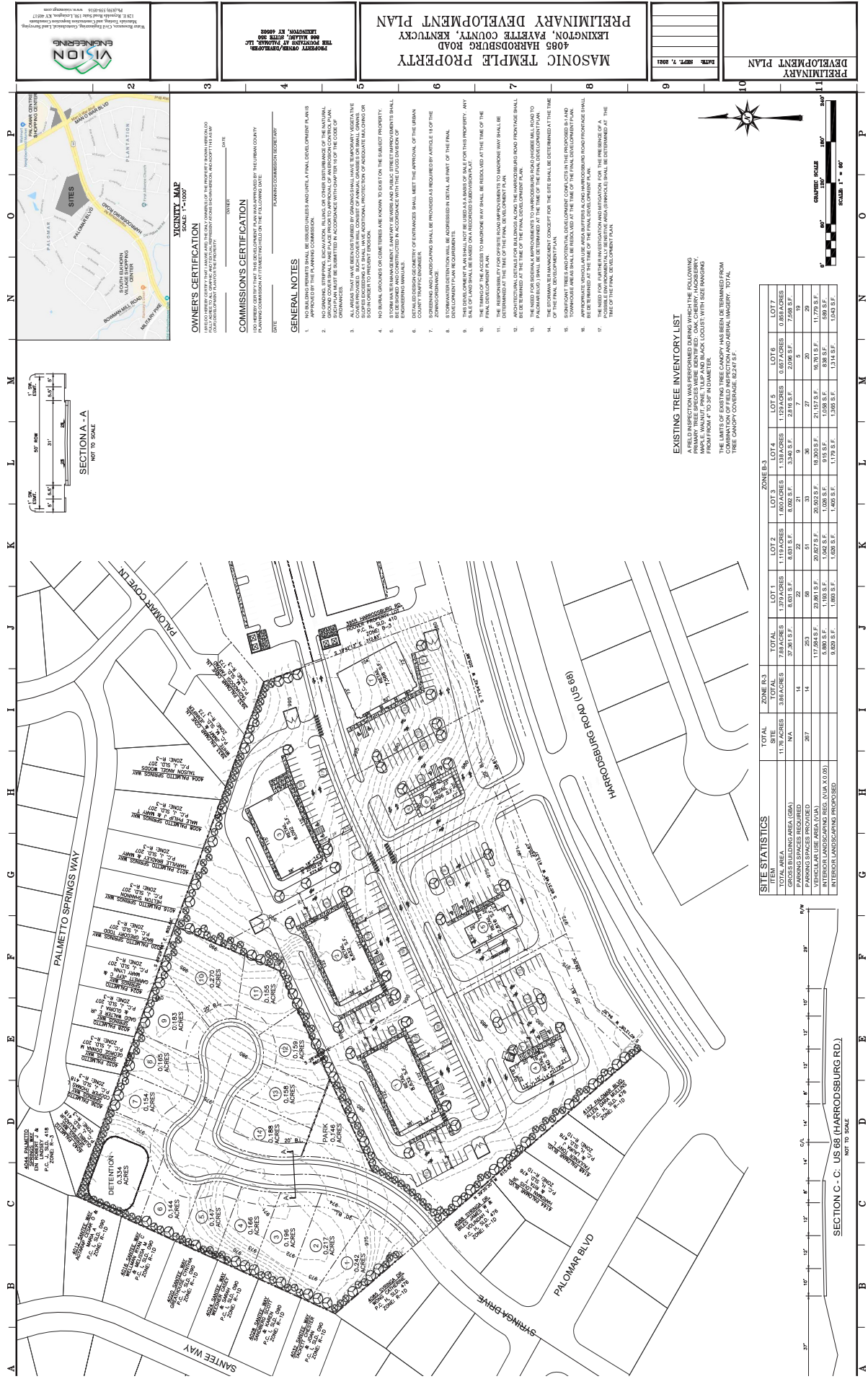


Status

- 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



OWNER'S CERTIFICATION
 I, the undersigned, certify that I am the owner of the property herein described and that I have read and understand the provisions of the Ordinance and the rules and regulations of the Planning Commission and the City of Lexington, Kentucky, and I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief.

DATE: _____
 SIGNATURE: _____

COMMISSIONER'S CERTIFICATION
 I, the undersigned, certify that I am a member of the Lexington City Planning Commission and that I have read and understand the provisions of the Ordinance and the rules and regulations of the City of Lexington, Kentucky, and I hereby certify that the information provided herein is true and correct to the best of my knowledge and belief.

DATE: _____
 SIGNATURE: _____

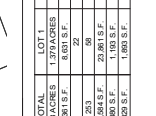
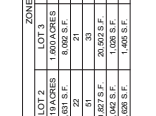
- GENERAL NOTES**
- NO BUILDING FOOTPRINTS SHALL BE DEVELOPED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF LEXINGTON, KENTUCKY, UTILITY MAPS AND SHALL BE DEEPENED AND REPAIRED IN ACCORDANCE WITH CHAPTER 15 OF THE CODE OF ORDINANCES.
 - ALL AREAS THAT HAVE BEEN IDENTIFIED BY GEOTECHNICAL AS HAVING TEMPORARY ADVERSE SLOPES EXISTING AT THE TIME OF THE DEVELOPMENT SHALL HAVE AN ADDITIONAL PROTECTION OF AN ADJACENT MALLODOR OR SLOPE PROTECTIVE STRUCTURE.
 - NO DRINKING WATER CONDUITS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
 - ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF LEXINGTON, KENTUCKY, UTILITY MAPS AND SHALL BE DEEPENED AND REPAIRED IN ACCORDANCE WITH CHAPTER 15 OF THE CODE OF ORDINANCES.
 - COUNTRY TRAFFIC SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF LEXINGTON, KENTUCKY, TRAFFIC SIGNAGE ORDINANCE.
 - STORMWATER DETENTION SHALL BE PROVIDED AS REQUIRED BY ARTICLE 15 OF THE DEVELOPMENT PLAN IN COMPLIANCE WITH THE CITY OF LEXINGTON, KENTUCKY, DEVELOPMENT PLAN IN COMPLIANCE WITH THE CITY OF LEXINGTON, KENTUCKY, DEVELOPMENT PLAN.
 - THE DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS OF SALE FOR THIS PROPERTY. ANY SALE OF THIS PROPERTY SHALL BE SUBJECT TO THE CITY OF LEXINGTON, KENTUCKY, DEVELOPMENT PLAN.
 - THE TRIMMING OF THE ACCESS TO MADISON WAY SHALL BE COMPLETED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - THE IMPROVEMENTS FOR OFF-STREET PARKING SHALL BE COMPLETED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - ARCHITECTURAL DETAILS FOR BALCONIES ALONG THE HARRODSBURG ROAD FRONTAGE SHALL BE SUBMITTED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - THE TRIMMING OF THE ACCESS TO MADISON WAY SHALL BE COMPLETED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - THE STORMWATER MANAGEMENT CONCEPT FOR THE SITE SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - APPROPRIATE VEHICLE AND PEDESTRIAN SAFETY MEASURES SHALL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - APPROPRIATE VEHICLE AND PEDESTRIAN SAFETY MEASURES SHALL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - THE POSSIBLE ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED IN THIS DEVELOPMENT PLAN SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.

EXISTING TREE INVENTORY LIST

A PRELIMINARY TREE INVENTORY WAS PERFORMED DURING WHICH THE FOLLOWING PRIMARY TREE SPECIES WERE IDENTIFIED: OAK, CHERRY, HAWTHORN, AND SWEET GUM. THE INVENTORY WAS CONDUCTED WITH THE FOLLOWING FRONTS: 4" TO 36" IN DIAMETER.

THE LIMITS OF EXISTING TREE CANOPY HAVE BEEN DETERMINED FROM THE INVENTORY AND ARE SHOWN ON THE DEVELOPMENT PLAN. THE POSSIBLE ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED IN THIS DEVELOPMENT PLAN SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.

SITE STATISTICS	ZONE R-3						
	TOTAL	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 7
TOTAL AREA	11.8 ACRES	3.0 ACRES	1.10 ACRES	1.00 ACRES	1.30 ACRES	1.00 ACRES	0.80 ACRES
GROSS BUILDING AREA (GSA)	N/A	97.36 SF	8,671 SF	8,671 SF	2,006 SF	2,006 SF	7,508 SF
PARKING SPACES REQUIRED	267	14	22	21	9	7	19
VEHICLE USE AREA (VUA)	117,264 SF	23,361 SF	20,827 SF	20,827 SF	18,303 SF	21,927 SF	11,770 SF
INTERIOR LANDSCAPING (VUA X 0.05)	5,863 SF	1,168 SF	1,041 SF	1,041 SF	915 SF	1,098 SF	588 SF
INTERIOR LANDSCAPING PROVIDED	9,820 SF	1,801 SF	1,602 SF	1,602 SF	1,406 SF	1,305 SF	1,214 SF



SECTION C - C - US 68 (HARRODSBURG RD.)
 NOT TO SCALE

SECTION A - A
 NOT TO SCALE

SECTION B - B
 NOT TO SCALE

SECTION D - D
 NOT TO SCALE

SECTION E - E
 NOT TO SCALE

SECTION F - F
 NOT TO SCALE

SECTION G - G
 NOT TO SCALE

SECTION H - H
 NOT TO SCALE

SECTION I - I
 NOT TO SCALE

SECTION J - J
 NOT TO SCALE

SECTION K - K
 NOT TO SCALE

SECTION L - L
 NOT TO SCALE

SECTION M - M
 NOT TO SCALE

SECTION N - N
 NOT TO SCALE

SECTION O - O
 NOT TO SCALE

SECTION P - P
 NOT TO SCALE

VISION ENGINEERING
 121 S. Kentucky Blvd., Lexington, KY 40501
 Phone: (606) 253-1300
 Fax: (606) 253-1301
 www.visioneng.com

PRELIMINARY DEVELOPMENT PLAN
 4085 HARRODSBURG ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

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