

ATHENS PROPERTY, LLC (PLN-MAR-22-00011)

6270 ATHENS WALNUT HILL PIKE

Rezone the property to allow for neighborhood commercial uses.

Applicant/Owner

Athens Property, LLC
5943 Athens Walnut Hill Pike
Lexington, KY 40515
zach.cato@blfky.com



Application Details

Acreage:

5.6879 (5.8494 gross) acres

Current Zoning:

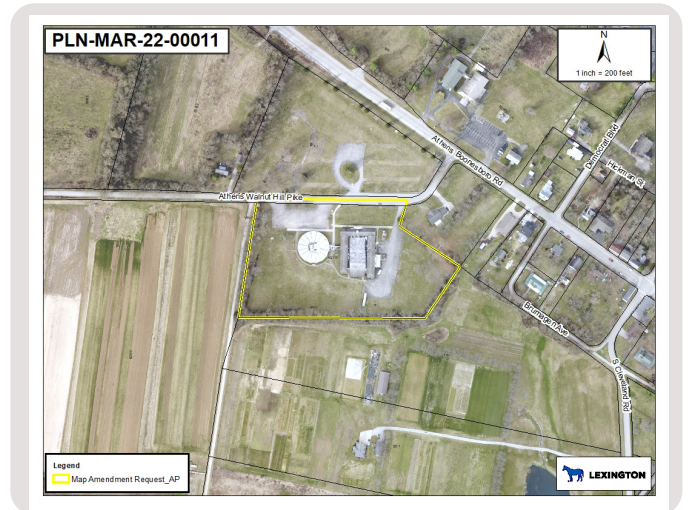
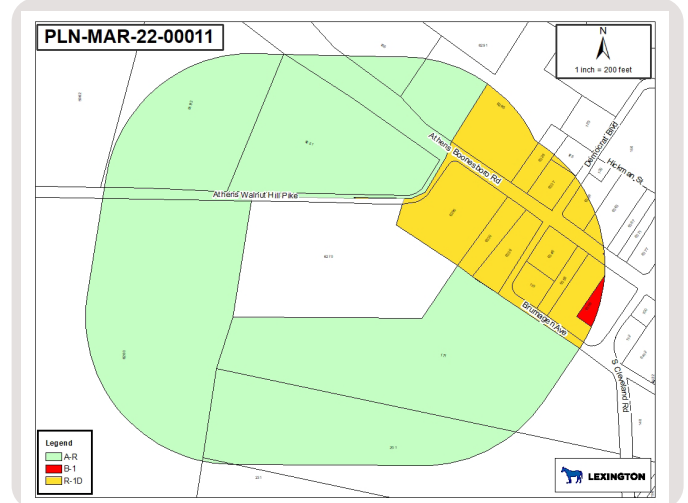
Agricultural Rural (A-R) zone
Single Family Residential (R-1D) zone

Proposed Zoning:

Neighborhood Business (B-1) zone

Description:

The applicant is seeking to rezone the subject property to the Neighborhood Business (B-1) zone to expand the existing uses of the site, and incorporate new uses, such as event space.



Public Engagement

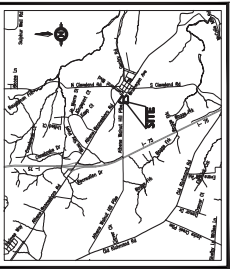
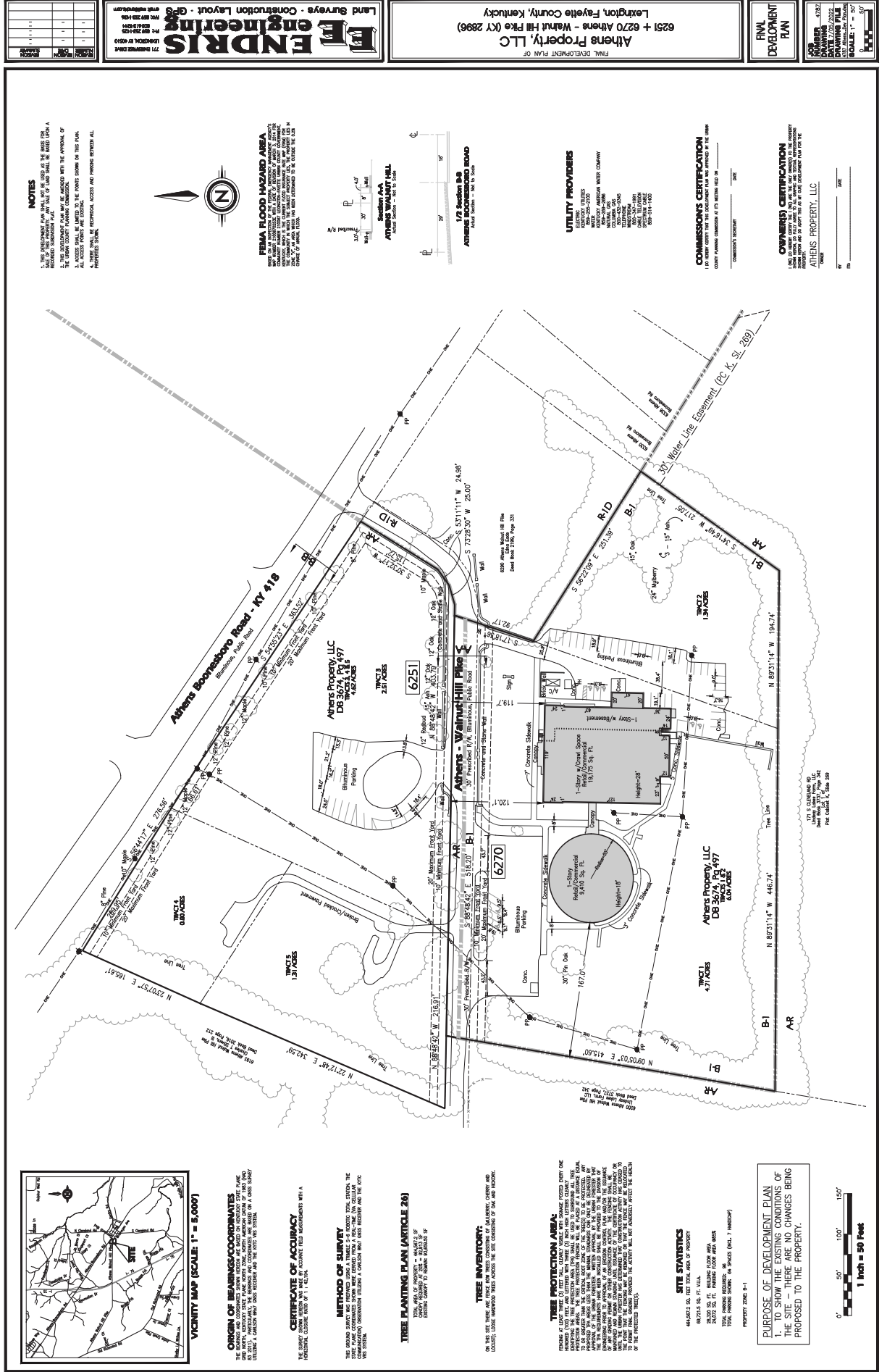
- No information has been provided related to public engagement.

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



VICINITY MAP (SCALE: 1" = 5,000')

ORIGIN OF BEARING COORDINATES
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CERTIFICATE OF ACCURACY
 I, the undersigned, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Kentucky.

METHOD OF SURVEY
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TREE PLANTING PLAN (ARTICLE 26)
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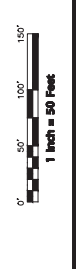
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TREE PROTECTION AREA:
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SITE STATISTICS

46,407.22 SQ. FEET TOTAL AREA OF PROPERTY
6,972.16 SQ. FT. TUA
2,022.22 SQ. FT. PARKING (100% AREA)
2,022.22 SQ. FT. PARKING (100% AREA)
TOTAL PARKING REQUIRED: 14 SPACES (INCL. 7 WHEELCHAIR)
PROPERTY ZONE P-1

PURPOSE OF DEVELOPMENT PLAN
 1. TO SHOW THE EXISTING CONDITIONS OF THE SITE - THERE ARE NO CHANGES BEING PROPOSED TO THE PROPERTY.



- NOTES**
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR ANY OTHER DEVELOPMENT.
 - THE DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE APPLICABLE AGENCIES.
 - ACCESS SHALL BE LIMITED TO THE POINTS SHOWN ON THIS PLAN.
 - ALL ACCESS POINTS ARE EXISTING.
 - EXISTING UTILITIES, ERECTION, ACCESS AND PARKING ARE AS SHOWN ON THIS PLAN.



FEMA FLOOD HAZARD AREA
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UTILITY PROVIDERS
 KENTUCKY UTILITIES
 KENTUCKY ELECTRIC POWER CO.
 KENTUCKY GAS CO.
 KENTUCKY WATER CO.
 KENTUCKY TELEPHONE CO.
 KENTUCKY CABLE TV CO.

COMMISSIONER'S CERTIFICATION
 I, the undersigned, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Kentucky.

OWNER'S CERTIFICATION
 I, the undersigned, certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Kentucky.

ATHENS PROPERTY, LLC
 6251 + 6270 Athens - Walnut Hill Pike (KY 2896)
 Lexington, Fayette County, Kentucky

FINAL DEVELOPMENT PLAN FOR

FINAL DEVELOPMENT PLAN

NUMBER: 2022-0022
DRAWING FILE: 2022-0022
SCALE: 1" = 50'

LAND SURVEYS - CONSTRUCTION LAYOUT - GPS
ENDRIS ENGINEERING
 271 BARRINGER DRIVE
 FAYETTE COUNTY, KY 40424
 PHONE: 502-588-2218