

ANTHONY HUMPHRESS (PLN-MAR-24-00002)

802 & 804 GOLVIEW DRIVE

Rezone the property to establish a townhome development.

Applicant

ANTHONY HUMPHRESS

541 EUCLID AVENUE,
LEXINGTON, KY 40502

richard@murphyclendenen.com

Owner

EDEN COMPANIES FUND CLASS A, LLC

541 EUCLID AVENUE,
LEXINGTON, KY 40502

Application Details

Acresage:

0.458 net (0.600 gross) acres

Current Zoning:

Single Family Residential (R-1C) Zone

Proposed Zoning:

Townhouse Residential (R-1T)

Place-type/Development Type

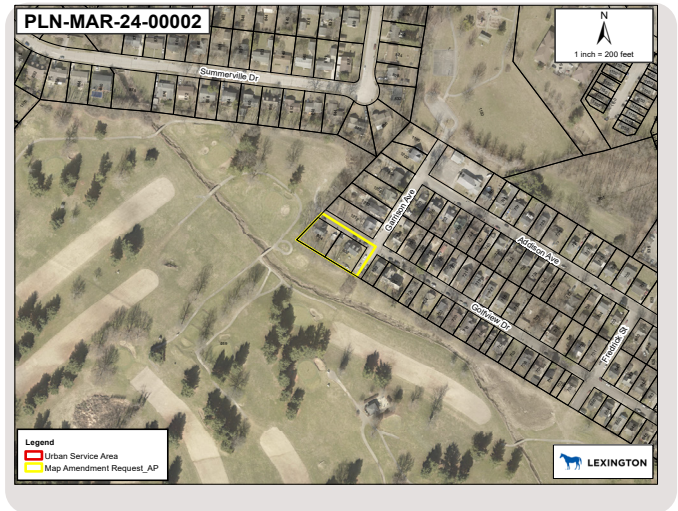
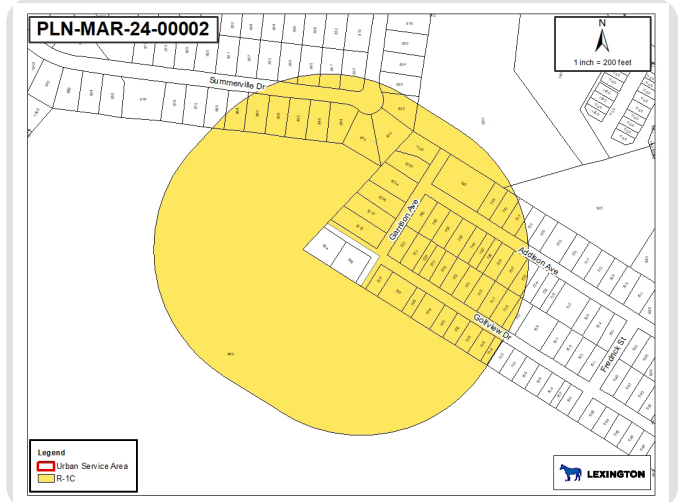
Enhanced Neighborhood

Low Density Residential

For more information about the Enhanced Neighborhood place type see *Imagine Lexington* pages 329-337. For more information on the Low Density Residential Development Type see page 270.

Description:

The applicant is seeking to rezone the subject properties in order to establish a townhome development. The applicant proposes to develop a total of ten (10) townhome units, for a residential density of 21.83 units per acre. The applicant is also seeking a variance to reduce the required setback from a floodplain from 25 feet to 5 feet.



Status

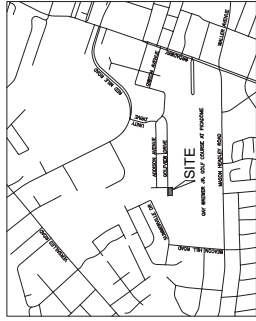
- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Public Engagement

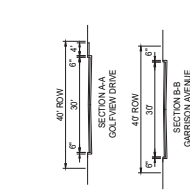
- The applicant has indicated that they have reached out to the Golfview Estates Association, but that no meeting has occurred at this time.

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

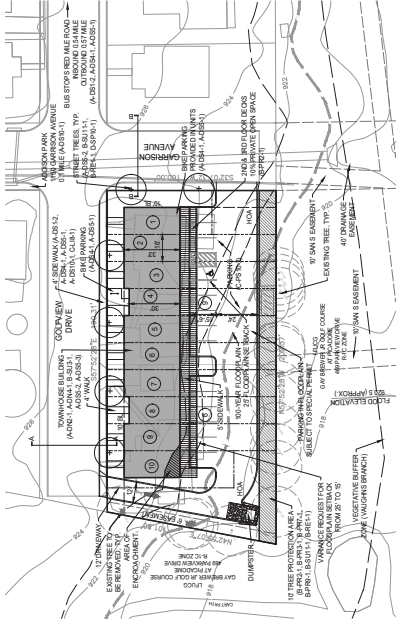
Development Plan



VICINITY MAP



TREE INVENTORY MAP NOTES:
 1. EXISTING TREE SPACING: 30' TO 40'
 2. EXISTING TREE COVERAGE: 48% TO 50%
 3. SOIL TYPE: BUNDELOAN FLOW



- PLANNING DEPT. ENVIRONMENTAL RESOURCES**
- LAND USE**
- A-100-1. Provide new compact single-family housing types.
 - S-100-1. Development should provide compact and/or mixed-use development.
- TRANSPORTATION, CONNECTIVITY AND WALKABILITY**
- A-100-1. A plan for a connected multi-modal network to adjacent neighborhoods, greenways, developments, and complementary uses should be provided.
 - A-100-2. Bicycles, pedestrian, and other modes of transport.
 - A-100-3. New developments should incorporate clear and dedicated connections to nearby neighborhoods.
- ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE**
- B-100-1. Impact on environmental sensitive areas should be minimized within and adjacent to the proposed site of development.
 - B-100-2. Adjacent areas should be used to provide natural resources and buffer areas.
 - B-100-3. Buffers should be designed to minimize tree removal and to protect and preserve existing significant trees.
 - B-100-4. Development should incorporate low impact landscaping and native plant species.
 - B-100-5. Long-term green infrastructure network, including parks, trails, greenways, or natural corridors, should be integrated into the development plan.
 - D-100-1. Prioritize street trees in the planting list.
- UTILITIES**
- C-100-1. Development should enhance a well-connected and active public realm.
 - C-100-2. Overparking of new developments should be avoided.
 - F-100-1. Utility connections should maximize connections with the street and create a pedestrian-friendly atmosphere.

OWNER CERTIFICATION:
 I/WE DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY AND THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE BOARD OF PLANNING AND ZONING COMMISSION FOR THE PROPERTY.
 DATE: _____ DATE: _____
 OWNER: _____ DATE: _____
 COMMISSIONS SECRETARY: _____ DATE: _____
 PLANNING AND ZONING COMMISSION SECRETARY: _____ DATE: _____

- NOTES:**
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THIS PROPERTY. ANY SALE SHALL BE BASED UPON AN APPROVED DEVELOPMENT PLAN.
 - ADDS SHALL BE LIMITED AS SHOWN ON THIS PLAN. MODIFICATION OF THE PLANNING COMMISSION AS SET FORTH IN THE ZONING ORDINANCE.
 - THE PLANNING COMMISSION SHALL REVIEW AND APPROVE THE PLAN PRIOR TO THE INITIAL GRANTING OF A PERMIT TO CONSTRUCT.
 - THE INITIAL GRANTING OF A PERMIT TO CONSTRUCT SHALL BE SUBJECT TO APPROVAL OF THE PLANNING COMMISSION.
 - ADDITIONAL CONDITIONS SHALL BE APPROVED BY THE DIVISION OF PLANNING AND ZONING.
 - PLANNING AND ZONING COMMISSION SHALL REVIEW AND APPROVE THE PLAN IN ACCORDANCE WITH CHAPTER 15 OF THE CODE OF ORDINANCES.
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VARIANCE REQUEST FLOODPLAIN SETBACK FROM 25 TO 15'

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT TOTAL AREA
1	EXISTING TREES	1,200	10%
2	NEW TREES	1,200	10%
3	TOTAL TREES	2,400	20%
4	EXISTING TREES	1,200	10%
5	NEW TREES	1,200	10%
6	TOTAL TREES	2,400	20%
7	EXISTING TREES	1,200	10%
8	NEW TREES	1,200	10%
9	TOTAL TREES	2,400	20%
10	EXISTING TREES	1,200	10%
11	NEW TREES	1,200	10%
12	TOTAL TREES	2,400	20%

OWNER: COMPANY B AND CLASS A LLC
 51 ELWOOD AVENUE
 LEXINGTON, KY 40502
 ATTORNEY: HARRIS
 1111 N. MAIN STREET
 LEXINGTON, KY 40502



GOLF VIEW ESTATES
 802 & 804 Golfview Drive
 Lexington, Kentucky

PLN-MDP-24-00003
DP

Barrett Partners, Inc.
 PLANNING AND ZONING ARCHITECTURE
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 606-581-8977
 www.barrettpartners.com

Date: January 2, 2024

Preliminary Development Plan