

RD PROPERTY GROUP, LLC (PLN-MAR-25-00008)

1811 WINCHESTER ROAD (A PORTION OF)

Rezone the property for a mixed use development, and remove existing conditional zoning restrictions.

Applicant

RD PROPERTY GROUP, LLC
343 WALLER AVENUE, STE 100
LEXINGTON, KY 40504
branden.gross@dentons.com (Attorney)

Owner

PATCHEN WILKES REALTY, LLC
1140 DELONG LANE
LEXINGTON, KY 40515

Application Details

Acreage:

32.30 net (34.28 gross) acres

Current Zoning:

Planned Neighborhood Residential (R-3) Zone,
Neighborhood Business (B-1) Zone with
restrictions

Proposed Zoning:

Commercial Center (B-6P) Zone, B-1 without
restrictions

Place-type/Development Type

Corridor

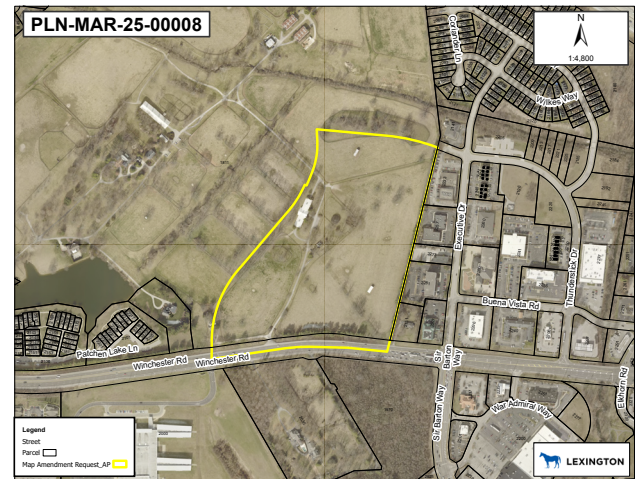
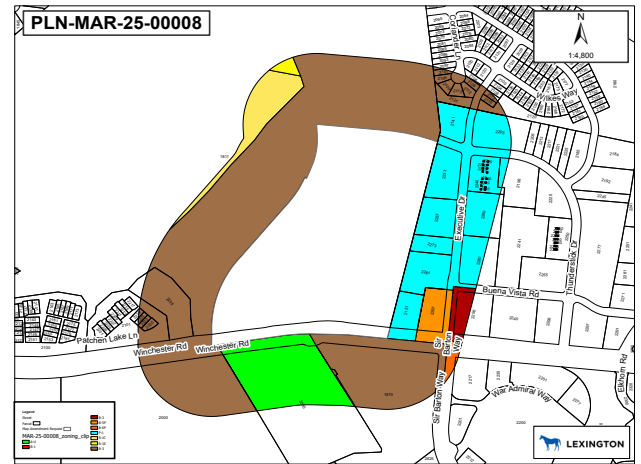
Medium Density Non Residential/Mixed Use

For more information about the Corridor place type see Imagine Lexington pages 320-329. For more information on the Medium Density Non Residential Mixed Use Type see page 271.

Description:

The applicant is seeking to construct a 127,000 square-foot grocery store with a fuel station, as well as two three-story multi-family residential buildings. Multi-family buildings include a total of 154 dwelling units, for a residential density of approximately 27 units per net acre. Additionally, the applicant is seeking to remove conditional zoning restrictions present on five proposed. B-1 zoned lots along Winchester Road

In association with this request, the applicant is seeking a variance to increase the maximum distance of vehicular use area between a building and the street from 60 feet to 110 feet.



Public Engagement

- The applicant conducted a public meeting to discuss the proposal on May 15th, 2025.

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.

