

ANDERSON MIDTOWN APARTMENTS, LLC (PLN-MAR-25-00019) 401 WOODLAND AVENUE

Rezone property to add a 3-story residential structure with 24 units to an existing residential development for a total of 48 units.

Applicant/Owner

ANDERSON MIDTOWN APARTMENTS, LLC
1255 PROVIDENCE PLACE, SUITE 250
LEXINGTON, KY 40511
ATTORNEY: richard@murphyclendenen.com

Application Details

Acreage:

0.585 net (0.793 gross) acres

Current Zoning:

Planned Neighborhood Residential (R-3)

Proposed Zoning:

Medium Density Residential (R-4)

Place Type/Development Type:

Second Tier Urban/Medium Density Residential
For more information about the Second Tier Urban Place-type see Imagine Lexington page 268. For more information on the Medium Density Residential Development Type see page 270.

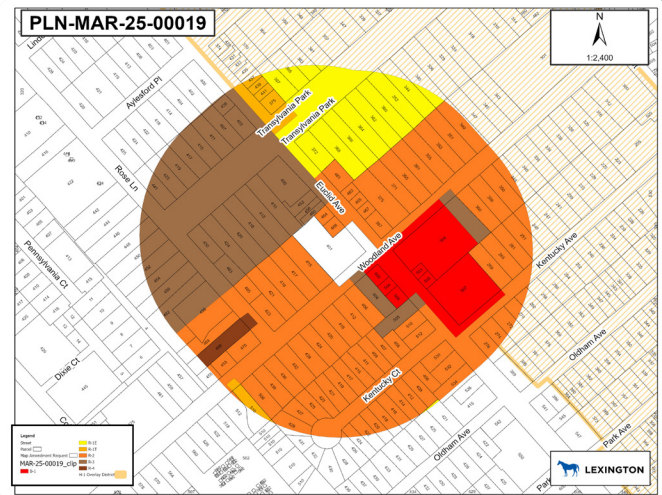
Description:

The applicant is seeking to rezone the subject property in order to add a three-story residential structure with an additional 24 units. If approved, the development would contain 48 units for a residential density of 82 units per acre.

In addition to the rezoning request above, the applicant is requesting variances to reduce the vehicular use area perimeter buffer from 8' to 1.5' adjacent to 466 Euclid Avenue, from 8' to 6'-5" along Woodland Avenue right-of-way, and from 8' to 5' adjacent to 415 Woodland Avenue.

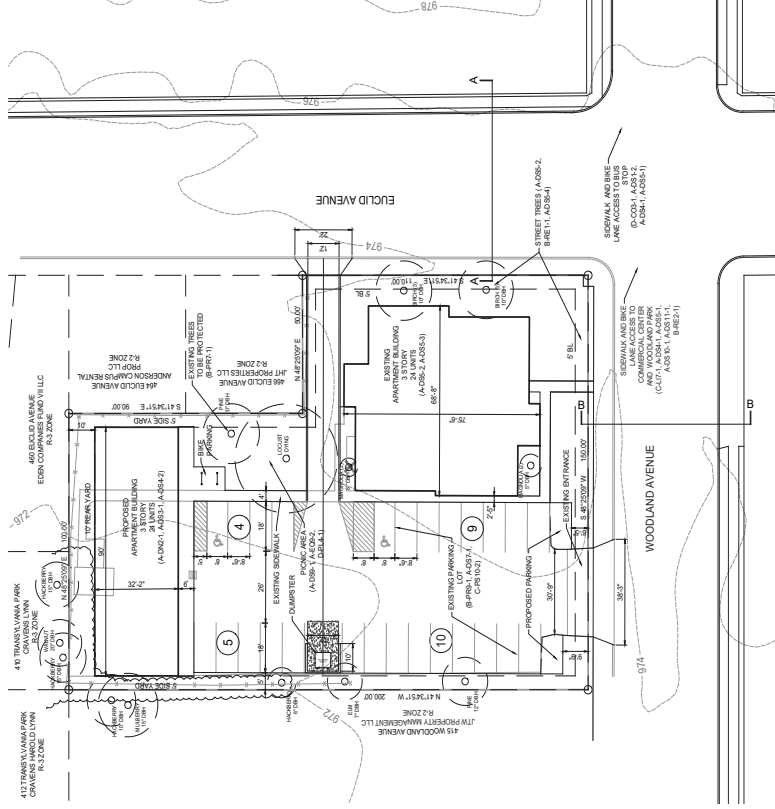
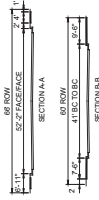
Public Engagement

The applicant has not indicated that public outreach or engagement has occurred at this time.



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



WOODLAND VILLAGE		MEDIUM DENSITY RESIDENTIAL	
EXISTING ZONE	R-1	EXISTING ZONE	R-1
PROPOSED ZONE	R-15C	PROPOSED ZONE	R-15C
WOODLAND AVENUE	156'	WOODLAND AVENUE	156'
SITE AREA, AC	0.58	SITE AREA, AC	0.58
SITE AREA, NET	0.58	SITE AREA, NET	0.58
SITE AREA, GROSS	0.79	SITE AREA, GROSS	0.79
LOT AREA, AC	0.79	LOT AREA, AC	0.79
BUILDING SQUARE FOOTAGE	21,767	BUILDING SQUARE FOOTAGE	21,767
FLOOR AREA RATIO	0.83	FLOOR AREA RATIO	0.83
HEIGHT OF BUILDING, FEET	28	HEIGHT OF BUILDING, FEET	28
PARKING PROVIDED (PIC INCLUDED)	28	PARKING PROVIDED (PIC INCLUDED)	28
PARKING SPACES PROVIDED	28	PARKING SPACES PROVIDED	28
VEHICULAR USE AREA, SQ. FT.	10,095	VEHICULAR USE AREA, SQ. FT.	10,095
INTERIOR LANDSCAPE REQUIRED	15,000	INTERIOR LANDSCAPE REQUIRED	15,000
OPEN SPACE LANDSCAPE REQUIRED	15,000	OPEN SPACE LANDSCAPE REQUIRED	15,000
OPEN SPACE LAWN REQUIRED	21,474	OPEN SPACE LAWN REQUIRED	21,474
OPEN SPACE VEGETATED REQUIRED	31,000	OPEN SPACE VEGETATED REQUIRED	31,000
OPEN SPACE TREES REQUIRED	8,500	OPEN SPACE TREES REQUIRED	8,500
OPEN SPACE CANNON PROVIDED	OFF SITE	OPEN SPACE CANNON PROVIDED	OFF SITE
TRAILER SPACE PROVIDED	30,000	TRAILER SPACE PROVIDED	30,000
THE CANOPY PROVIDED	30,000	THE CANOPY PROVIDED	30,000
USE	RENTAL OFFICE	USE	RENTAL OFFICE
APARTMENT		APARTMENT	

OWNER/APPLICANT:
ANDERSON MIDTOWN APARTMENTS, LLC
1255 PROVIDENCE PLACE PARKWAY
SUITE 250
LEXINGTON, KY 40504

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