

# PIZZA PIOS, LLC (PLN-MAR-24-00001)

469 & 471 JEFFERSON STREET

Rezone the property to establish a restaurant use in an existing structure.

## Applicant

PIZZA PIOS, LLC  
505 E MAIN STREET  
LEXINGTON, KY 40508

## Owner

FOR FOX SAKE, LLC  
2592 LONGVIEW DRIVE  
LEXINGTON, KY 40503

## Application Details

### Acreage:

0.0573 net (0.1265 gross) acres

### Current Zoning:

Light Industrial (I-1) Zone

### Proposed Zoning:

Neighborhood Business (B-1) Zone

### Place-type/Development Type

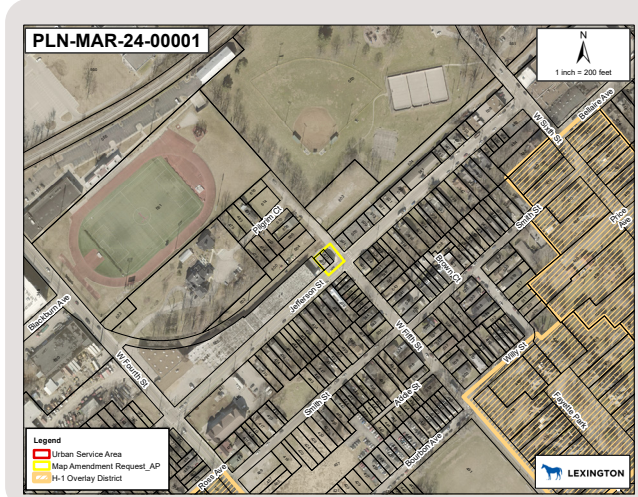
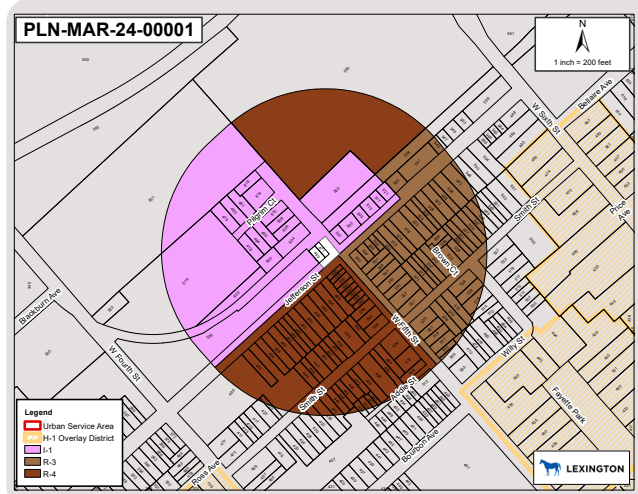
Enhanced Neighborhood

Low Density Non-Residential/ Mixed-Use

For more information about the Enhanced Neighborhood place type see *Imagine Lexington* pages 329-337. For more information on the Low Density Non-Residential / Mixed Use Development Type see page 269.

### Description:

The applicant is seeking to rezone the subject properties in order to establish a pizza restaurant in the existing structure on-site. The existing parking areas are proposed to be converted into outdoor patio space.



## 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 reached out to adjoining neighborhood associations regarding the proposed development, and has indicated that they are in support of the request.

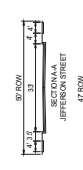
DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal ([lexingtonky.gov/plans](http://lexingtonky.gov/plans)) or contact Planning for the latest information.

# Development Plan



VICINITY MAP

1) SITE AREA	2,496 SF	20.0%
2) EXISTING CANOPY	409 SF	13.2%
3) PROPOSED NEW CANOPY	3,000 SF	- SF
4) REMOVAL OF TREES @ 4" DBH	0	- SF
5) REMOVAL OF TREES @ 6" DBH	0	- SF
6) REMOVAL OF TREES @ 8" DBH	0	- SF
7) REMOVAL OF TREES @ 10" DBH	0	- SF
8) REMOVAL OF TREES @ 12" DBH	0	- SF
9) REMOVAL OF TREES @ 14" DBH	0	- SF
10) REMOVAL OF TREES @ 16" DBH	0	- SF
11) REMOVAL OF TREES @ 18" DBH	0	- SF
12) REMOVAL OF TREES @ 20" DBH	0	- SF
13) REMOVAL OF TREES @ 24" DBH	0	- SF
14) REMOVAL OF TREES @ 30" DBH	0	- SF
15) REMOVAL OF TREES @ 36" DBH	0	- SF
16) REMOVAL OF TREES @ 42" DBH	0	- SF
17) REMOVAL OF TREES @ 48" DBH	0	- SF
18) REMOVAL OF TREES @ 54" DBH	0	- SF
19) REMOVAL OF TREES @ 60" DBH	0	- SF
20) REMOVAL OF TREES @ 72" DBH	0	- SF
21) REMOVAL OF TREES @ 84" DBH	0	- SF
22) REMOVAL OF TREES @ 96" DBH	0	- SF
23) REMOVAL OF TREES @ 108" DBH	0	- SF
24) REMOVAL OF TREES @ 120" DBH	0	- SF
25) REMOVAL OF TREES @ 132" DBH	0	- SF
26) REMOVAL OF TREES @ 144" DBH	0	- SF
27) REMOVAL OF TREES @ 156" DBH	0	- SF
28) REMOVAL OF TREES @ 168" DBH	0	- SF
29) REMOVAL OF TREES @ 180" DBH	0	- SF
30) REMOVAL OF TREES @ 192" DBH	0	- SF
31) REMOVAL OF TREES @ 204" DBH	0	- SF
32) REMOVAL OF TREES @ 216" DBH	0	- SF
33) REMOVAL OF TREES @ 228" DBH	0	- SF
34) REMOVAL OF TREES @ 240" DBH	0	- SF
35) REMOVAL OF TREES @ 252" DBH	0	- SF
36) REMOVAL OF TREES @ 264" DBH	0	- SF
37) REMOVAL OF TREES @ 276" DBH	0	- SF
38) REMOVAL OF TREES @ 288" DBH	0	- SF
39) REMOVAL OF TREES @ 300" DBH	0	- SF
40) REMOVAL OF TREES @ 312" DBH	0	- SF
41) REMOVAL OF TREES @ 324" DBH	0	- SF
42) REMOVAL OF TREES @ 336" DBH	0	- SF
43) REMOVAL OF TREES @ 348" DBH	0	- SF
44) REMOVAL OF TREES @ 360" DBH	0	- SF
45) REMOVAL OF TREES @ 372" DBH	0	- SF
46) REMOVAL OF TREES @ 384" DBH	0	- SF
47) REMOVAL OF TREES @ 396" DBH	0	- SF
48) REMOVAL OF TREES @ 408" DBH	0	- SF
49) REMOVAL OF TREES @ 420" DBH	0	- SF
50) REMOVAL OF TREES @ 432" DBH	0	- SF
51) REMOVAL OF TREES @ 444" DBH	0	- SF
52) REMOVAL OF TREES @ 456" DBH	0	- SF
53) REMOVAL OF TREES @ 468" DBH	0	- SF
54) REMOVAL OF TREES @ 480" DBH	0	- SF
55) REMOVAL OF TREES @ 492" DBH	0	- SF
56) REMOVAL OF TREES @ 504" DBH	0	- SF
57) REMOVAL OF TREES @ 516" DBH	0	- SF
58) REMOVAL OF TREES @ 528" DBH	0	- SF
59) REMOVAL OF TREES @ 540" DBH	0	- SF
60) REMOVAL OF TREES @ 552" DBH	0	- SF
61) REMOVAL OF TREES @ 564" DBH	0	- SF
62) REMOVAL OF TREES @ 576" DBH	0	- SF
63) REMOVAL OF TREES @ 588" DBH	0	- SF
64) REMOVAL OF TREES @ 600" DBH	0	- SF
65) REMOVAL OF TREES @ 612" DBH	0	- SF
66) REMOVAL OF TREES @ 624" DBH	0	- SF
67) REMOVAL OF TREES @ 636" DBH	0	- SF
68) REMOVAL OF TREES @ 648" DBH	0	- SF
69) REMOVAL OF TREES @ 660" DBH	0	- SF
70) REMOVAL OF TREES @ 672" DBH	0	- SF
71) REMOVAL OF TREES @ 684" DBH	0	- SF
72) REMOVAL OF TREES @ 696" DBH	0	- SF
73) REMOVAL OF TREES @ 708" DBH	0	- SF
74) REMOVAL OF TREES @ 720" DBH	0	- SF
75) REMOVAL OF TREES @ 732" DBH	0	- SF
76) REMOVAL OF TREES @ 744" DBH	0	- SF
77) REMOVAL OF TREES @ 756" DBH	0	- SF
78) REMOVAL OF TREES @ 768" DBH	0	- SF
79) REMOVAL OF TREES @ 780" DBH	0	- SF
80) REMOVAL OF TREES @ 792" DBH	0	- SF
81) REMOVAL OF TREES @ 804" DBH	0	- SF
82) REMOVAL OF TREES @ 816" DBH	0	- SF
83) REMOVAL OF TREES @ 828" DBH	0	- SF
84) REMOVAL OF TREES @ 840" DBH	0	- SF
85) REMOVAL OF TREES @ 852" DBH	0	- SF
86) REMOVAL OF TREES @ 864" DBH	0	- SF
87) REMOVAL OF TREES @ 876" DBH	0	- SF
88) REMOVAL OF TREES @ 888" DBH	0	- SF
89) REMOVAL OF TREES @ 900" DBH	0	- SF
90) REMOVAL OF TREES @ 912" DBH	0	- SF
91) REMOVAL OF TREES @ 924" DBH	0	- SF
92) REMOVAL OF TREES @ 936" DBH	0	- SF
93) REMOVAL OF TREES @ 948" DBH	0	- SF
94) REMOVAL OF TREES @ 960" DBH	0	- SF
95) REMOVAL OF TREES @ 972" DBH	0	- SF
96) REMOVAL OF TREES @ 984" DBH	0	- SF
97) REMOVAL OF TREES @ 996" DBH	0	- SF
98) REMOVAL OF TREES @ 1008" DBH	0	- SF
99) REMOVAL OF TREES @ 1020" DBH	0	- SF
100) REMOVAL OF TREES @ 1032" DBH	0	- SF
101) REMOVAL OF TREES @ 1044" DBH	0	- SF
102) REMOVAL OF TREES @ 1056" DBH	0	- SF
103) REMOVAL OF TREES @ 1068" DBH	0	- SF
104) REMOVAL OF TREES @ 1080" DBH	0	- SF
105) REMOVAL OF TREES @ 1092" DBH	0	- SF
106) REMOVAL OF TREES @ 1104" DBH	0	- SF
107) REMOVAL OF TREES @ 1116" DBH	0	- SF
108) REMOVAL OF TREES @ 1128" DBH	0	- SF
109) REMOVAL OF TREES @ 1140" DBH	0	- SF
110) REMOVAL OF TREES @ 1152" DBH	0	- SF
111) REMOVAL OF TREES @ 1164" DBH	0	- SF
112) REMOVAL OF TREES @ 1176" DBH	0	- SF
113) REMOVAL OF TREES @ 1188" DBH	0	- SF
114) REMOVAL OF TREES @ 1200" DBH	0	- SF
115) REMOVAL OF TREES @ 1212" DBH	0	- SF
116) REMOVAL OF TREES @ 1224" DBH	0	- SF
117) REMOVAL OF TREES @ 1236" DBH	0	- SF
118) REMOVAL OF TREES @ 1248" DBH	0	- SF
119) REMOVAL OF TREES @ 1260" DBH	0	- SF
120) REMOVAL OF TREES @ 1272" DBH	0	- SF



**P L A C I N G**

1. THE PROPOSED DEVELOPMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON SUBDIVISION ORDINANCE, AS AMENDED.

2. THE PROPOSED DEVELOPMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LEXINGTON SUBDIVISION ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED.

3. THE PROPOSED DEVELOPMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LEXINGTON SUBDIVISION ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED.

4. THE PROPOSED DEVELOPMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LEXINGTON SUBDIVISION ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED.

5. THE PROPOSED DEVELOPMENT SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LEXINGTON SUBDIVISION ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED.

## FOR FOX SAKE PROPERTY

469 & 471 Jefferson Street Lexington, Kentucky



OWNER/APPLICANT:  
FOX SAKE LLC  
469 & 471 JEFFERSON STREET  
LEXINGTON, KY 40502

SCALE: 1"=20'

Date: November 27, 2023

Barrett Partners, Inc.  
PLANNING AND LANDSCAPE ARCHITECTURE  
836 Euclid Avenue, Suite 317, Lexington, Kentucky 40502  
859-381-8687  
www.barrettpartnersinc.com

**OWNERS CERTIFICATION:** I, THE SIGNER, AM THE OWNER OF THE PROPERTY SHOWN HEREON. I HAVE READ THIS PLAN AND I KNOW THE CONTENTS THEREOF. I HAVE BEEN ADVISED BY THE ARCHITECT AND I HAVE AGREED TO THE CONTENTS THEREOF. I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS MEETING HELD ON DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**COMMISSIONS CERTIFICATION:** I, THE SIGNER, AM THE SECRETARY OF THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS MEETING HELD ON DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

- NOTES:**
- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS THE BASIS FOR SALE OF THE PROPERTY SHOWN HEREON.
  - THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS MEETING HELD ON DATE: \_\_\_\_\_ DATE: \_\_\_\_\_
  - THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS MEETING HELD ON DATE: \_\_\_\_\_ DATE: \_\_\_\_\_
  - NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE LAND SHALL BE PERMITTED UNTIL THE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY OF LEXINGTON PLANNING COMMISSION.
  - ACCORDANCE WITH CHAPTER 18.07 OF THE CODE OF ORDINANCES, THE CITY OF LEXINGTON, THE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE CITY OF LEXINGTON PLANNING COMMISSION FOR APPROVAL.
  - ENGINEERING, LANDSCAPE ARCHITECTURE, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
  - PUBLIC STREET IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEXINGTON PUBLIC STREET IMPROVEMENT ORDINANCE, AS AMENDED.
  - IF ANY PART OF THIS PLAN SHALL BE JUDGED IN VIOLATION OF THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY VARIANCES FROM THE CITY OF LEXINGTON PLANNING COMMISSION.
  - THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF LEXINGTON PLANNING COMMISSION.
  - ALL UTILITIES SHALL BE SHOWN AND DEPTHS SHALL BE IN ACCORDANCE WITH THE CITY OF LEXINGTON UTILITIES ORDINANCE, AS AMENDED.
  - LANDSCAPING SHALL CONFORM WITH ARTICLE 18.07 OF THE ZONING ORDINANCE, AS AMENDED, AND THE CITY OF LEXINGTON LANDSCAPING ORDINANCE, AS AMENDED.
  - THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF LEXINGTON PLANNING COMMISSION AND THE CITY OF LEXINGTON ZONING ORDINANCE, AS AMENDED.
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**SITE DATA**

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1.05	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

