

# WINTERWOOD INC (AMD) (PLN-MAR-22-00012)

1510 GREENDALE RD & 2440 INNOVATION DR  
(A PORTION OF)

## Applicant

WINTERWOOD, INC.  
1390 OLIVIA LN  
LEXINGTON, KY 40511  
jwoodall@mcbayerfirm.com



## Owner

TKM PROPERTIES, LLC.  
2440 INNOVATION DR  
LEXINGTON, KY 40511



## Application Details

### Acresage:

10.113 net (11.692 gross) acres

### Current Zoning:

Light Industrial (I-1) Zone

### Proposed Zoning:

Commercial Center (B-6P) Zone

### Place-type / Development Type:

Enhanced Neighborhood  
Medium Density Residential

For more information about the Enhanced Neighborhood Place-Type see *Imagine Lexington* pages 327-337. For information about the Medium Density Residential Development Type, see *Imagine Lexington*, page 271.

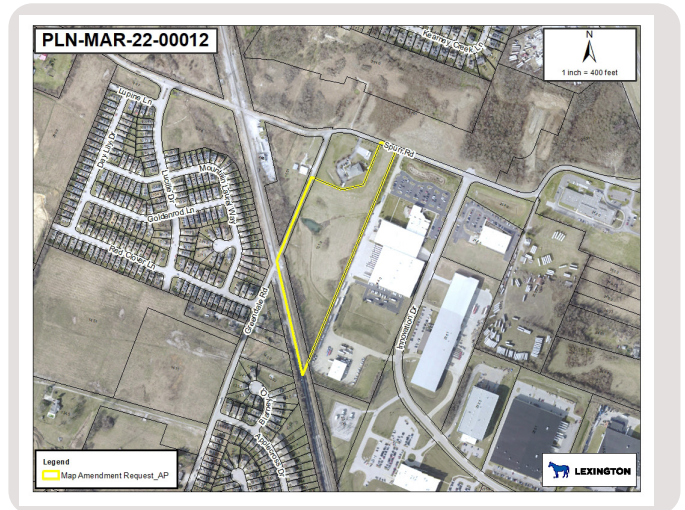
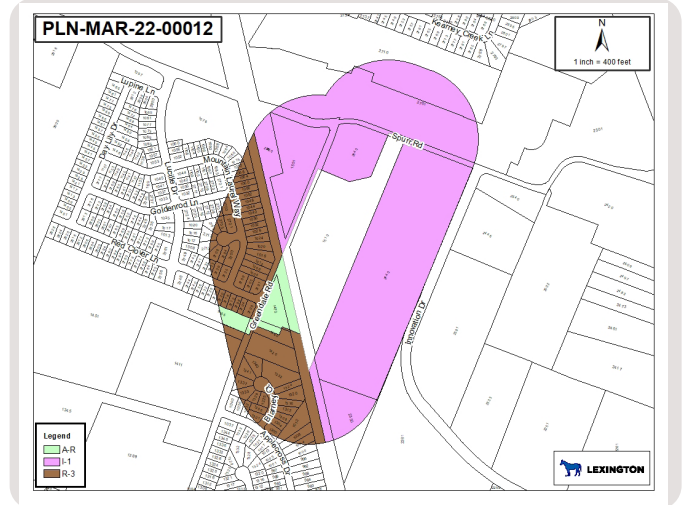
### Description:

The applicant is seeking to develop a multi-family residential development, which will include a total of 216 one, two, and three bedroom units and associated community amenities.

## Public Engagement

- The applicant met with neighboring property owners via zoom on July 26, 2022 to discuss the proposed development.

Rezone the property to construct a multi-family residential development.



## 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](http://lexingtonky.gov/plans)) or contact Planning for the latest information.

# Development Plan

3RD AMENDED PRELIMINARY  
DEVELOPMENT PLAN - SAMS AND LARKIN PROPERTY  
GREENDALE ROAD & SPURR ROAD  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

3168 ARROWHEAD DRIVE, LEXINGTON, KENTUCKY 40503  
earthcycle design

3RD AMENDED PRELIMINARY DEVELOPMENT PLAN - SAMS AND LARKIN PROPERTY  
GREENDALE ROAD & SPURR ROAD  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

VERTICAL CURVE  
1500' OVER L&L 100'  
0.01% GRADE  
LEXINGTON, KY 40511

PDP

**TREE PROTECTION NOTES:**

1. ALL TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

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5. ALL TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

**PURPOSE:**

1. CREATE NEW MULTIFUSE DEVELOPMENT
2. EXISTING ZONE TO BE SUPPLANTED BY GREENDALE ROAD.

**OWNER'S CERTIFICATION**

WE DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNER(S) OF THE PROPERTY REPRESENTED BY THIS PLAN AND THAT WE HAVE THE AUTHORITY TO SIGN THIS PLAN FOR THE PROPERTY.

DATE: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_

**COMMISSIONS CERTIFICATION**

I HAVE REVIEWED THIS PLAN AND I CERTIFY THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF LEXINGTON, KENTUCKY.

DATE: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_

**GENERAL NOTES:**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

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**SECTION A-A'**

**SECTION B-B'**

**SITE STATISTICS**

TYPE	AREA (SQ. FT.)	AREA (ACRES)	REQUIREMENT	PROVIDED
TOTAL GROSS AREA	1,000,000	23.0		
TOTAL NET AREA	800,000	18.4		
TOTAL PAVED AREA	600,000	13.8		
TOTAL GREEN SPACE	200,000	4.6		
TOTAL TREES	100	100	REQUIRED	PROVIDED
TOTAL PARKING SPACES	100	100	REQUIRED	PROVIDED
TOTAL UTILITY	100	100	REQUIRED	PROVIDED

**TREE PROTECTION NOTES:**

1. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

2. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

3. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

**SECTION C-C'**

**TREE PROTECTION NOTES:**

1. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

2. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

3. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

**SECTION D-D'**

**TREE PROTECTION NOTES:**

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2. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

3. TREES SHALL BE MAINTAINED WITH A MINIMUM OF 2" DBH THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

**SECTION E-E'**