

# AU ASSOCIATES, INC. (PLN-MAR-22-00006)

96 CODELL DRIVE & 601 OLD TODDS ROAD

Rezoning to allow for the construction of multi-family residential dwelling units.

## Applicant

AU ASSOCIATES, INC.  
159 Old Georgetown Street  
Lexington, KY 40508



## Owner

L C DALE PARTNERS, LLC  
2201 Hume Road  
Lexington, KY 40516



## Application Details

### Acreage:

96 Codell Drive: 0.32 net (0.57 gross) acres  
601 Old Todds Road: 0.34 net (0.48 gross) acres  
Right-of-Way: 0.00 net (0.37 gross) acres  
Total: 0.66 net (1.42 gross) acres

### Current Zoning:

Agricultural Urban (A-U) Zone

### Proposed Zoning:

Planned Neighborhood Residential (R-3) zone

### Place-type / Development Type:

Enhanced Neighborhood  
Medium Density Residential

For more information about the Enhanced Neighborhood Place-Type see *Imagine Lexington* pages 327-328. For more information about the Medium Density Residential Development Type see page 271.

### Description:

The applicant is seeking to rezone the properties to allow for the development of a multi-family complex for three parcels (96 and 100 Codell Drive, and 601 Old Todds Road), two of which are remnant portions of right-of-way created by the realignment of Old Todds Road. The applicant is also requesting a variance to reduce the required side yard setback from 20 feet to 10 feet for portions of 100 Codell Drive.

## Public Engagement

- The applicant has not indicated what engagement they have conducted.



PLN-MAR-22-00006



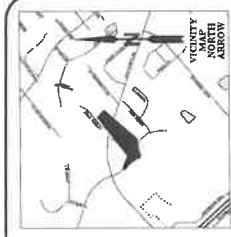
## Status

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

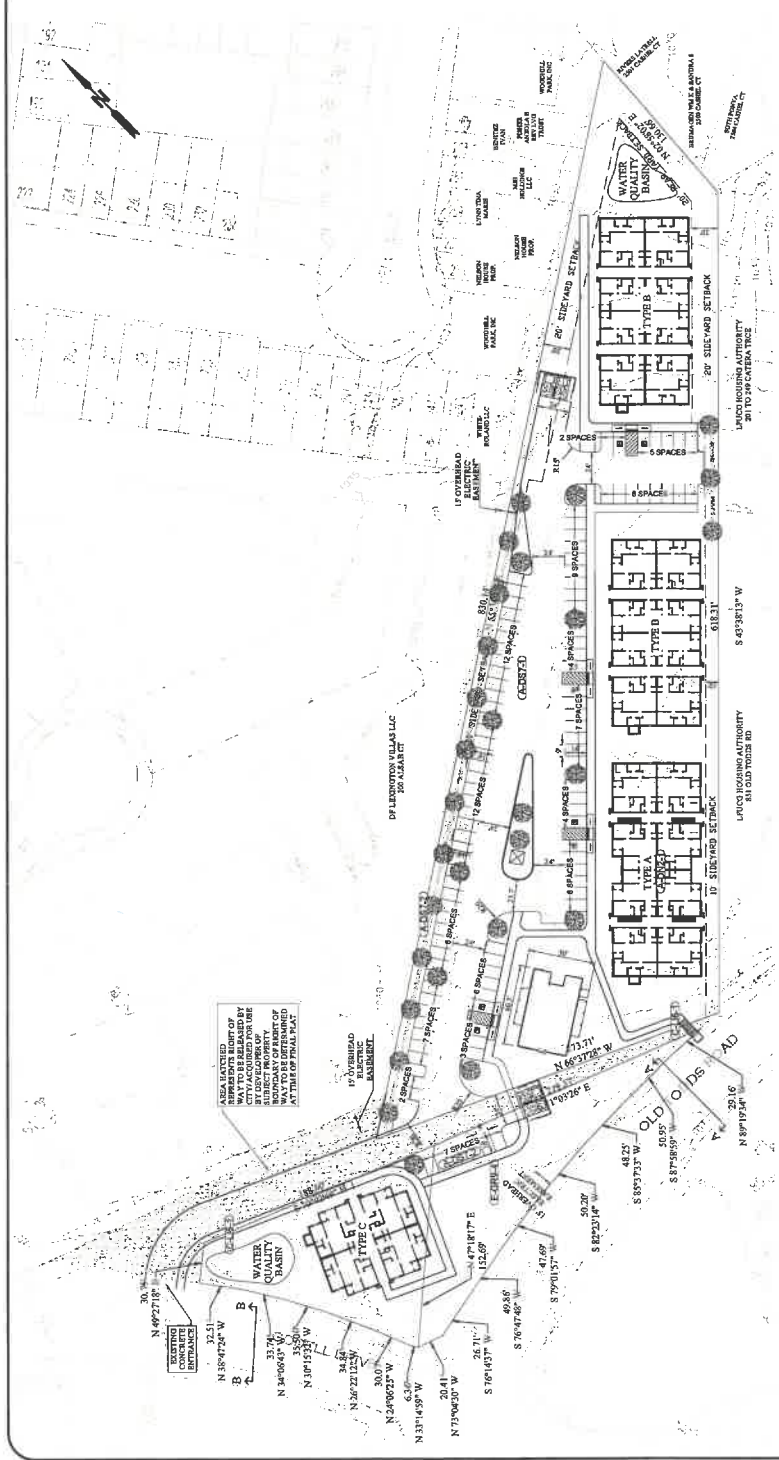
DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal ([lexingtonky.gov/plans](http://lexingtonky.gov/plans)) or contact Planning for the latest information.

# Development Plan

	PROJECT NO: 1901022379 DRAWN BY: 3/29/2022 CHECKED BY: 1/16/22 DATE:	DESCRIPTION OF REVISION NO.	SHEET NO: DP1	PRELIMINARY DEVELOPMENT PLAN
PROJECT: RICHMOND BEND 100 COBBLE DRIVE LEICESTER, KENTUCKY OWNER: AU ASSOCIATES, INC. P (606) 253-2008 150 S. GEORGE TOWN ST. LEICESTER, KY 40506				



- GENERAL NOTES:**
- THE DEVELOPMENT SHALL BE A UNIT OF A LARGER DEVELOPMENT AS SHOWN ON THE VACUUM RIGHTS MAP AND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
  - THE DEVELOPMENT SHALL BE SUBJECT TO THE VACUUM RIGHTS MAP AND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
  - APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION FOR THIS PLAN SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
  - THE DEVELOPMENT SHALL BE SUBJECT TO THE VACUUM RIGHTS MAP AND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
  - STORMWATER MANAGEMENT DETENTION TANKS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST URBAN COUNTY ENGINEERING SPECIFICATIONS.
  - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY EROSION CONTROL MEASURES INSTALLED TO PREVENT EROSION AND TO PROTECT THE SURROUNDING ENVIRONMENT.
  - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST URBAN COUNTY ENGINEERING SPECIFICATIONS.
  - THE DEVELOPMENT SHALL BE SUBJECT TO THE VACUUM RIGHTS MAP AND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
  - ALL UTILITIES SHALL BE DEEPER THAN THE MINIMUM REQUIREMENTS OF THE URBAN COUNTY ENGINEERING SPECIFICATIONS.
  - THE DEVELOPMENT SHALL BE SUBJECT TO THE VACUUM RIGHTS MAP AND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
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**SITE STATISTICS (SEE COBBLE FORMERLY SHOWN AS PARCELS OF 70.0 OLD TODDS ROAD)**

100 COBBLE DRIVE - 4.41 ACRES (024447719)  
 60.0 OLD TODDS ROAD - 12.4 ACRES (131031039)  
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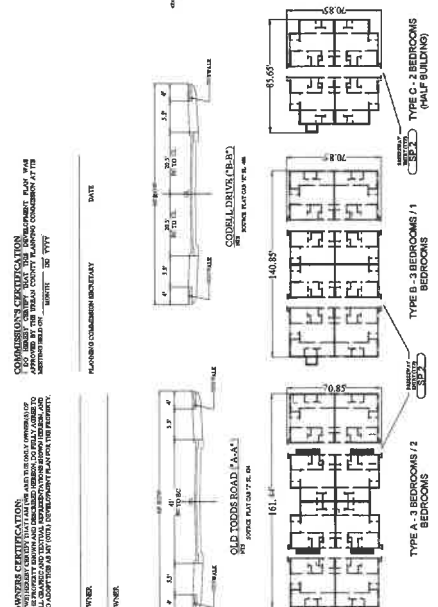
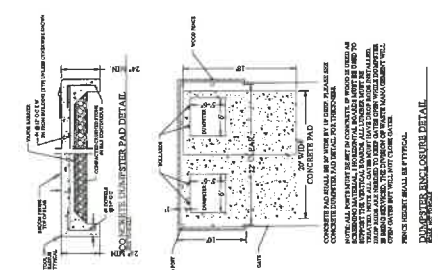
**ZONE: R-3 (PLANNED RESIDENTIAL (SINGLE-FAMILY))**  
 MIN. LOT FRONTAGE: 35 FEET  
 MIN. LOT DEPTH: 100 FEET  
 MIN. SIDE YARD SETBACK: 5 FEET  
 MIN. REAR YARD SETBACK: 10 FEET  
 MIN. FRONT YARD SETBACK: 10 FEET  
 MIN. SIDE YARD SETBACK: 5 FEET  
 MIN. REAR YARD SETBACK: 10 FEET  
 MIN. FRONT YARD SETBACK: 10 FEET

**MINIMUM LOT COVERAGE: TWENTY-FIVE PERCENT (25%) AND A FLOOR AREA RATIO OF 0.15**  
 MAXIMUM HEIGHT OF BUILDING: THREE (3) STORIES UP TO FORTY (40) FEET

**OFF-STREET PARKING:**  
 COMBINED IN-GROUND INDENTATIONS, WHERE DWELLING UNITS ARE PROVIDED AND THE PLANNING COMMISSION HAS APPROVED, SHALL BE PROVIDED IN ACCORDANCE WITH THE URBAN COUNTY ENGINEERING SPECIFICATIONS. THE REQUIRED PARKING SPACES MAY BE REDUCED TO A RATE OF 1 SPACE PER DWELLING UNIT. (SEE 100 COBBLE DRIVE)

**PROPOSED PARKING SPACES:**  
 PROPOSED PARKING SPACES: 100 SPACES  
 ADA SPACES REQUIRED: 4  
 ADA SPACES PROVIDED: 4

**INTERNAL LANDSCAPE MANAGEMENT:**  
 REQUIRED FOR ALL LANDSCAPE AREAS (IN W/VMA) 1211.18 (P)  
 REQUIRED FOR ALL LANDSCAPE AREAS (IN W/VMA) 1211.18 (P)  
 REQUIRED INTERIOR TREES (120" - 125" DBH)  
 PROVIDED INTERIOR TREES (120" - 125" DBH)



**OWNER:** AU ASSOCIATES, INC.  
**DATE:** 04/04/2022