

ON THE BLOCK, LLC (PLN-MAR-25-00009)

400 CHESTNUT STREET

Rezone the property for commercial use.

Applicant/ Owner

ON THE BLOCK, LLC

1030 MONARCH ST STE 340

LEXINGTON, KY 40513

amueller@logicconstructiongroup.com (Owner)

Application Details

Acreage:

0.0402 net (0.0993 gross) acres

Current Zoning:

Planned Neighborhood Residential (R-3) Zone

Proposed Zoning:

Neighborhood Business (B-1) Zone

Place-type/Development Type

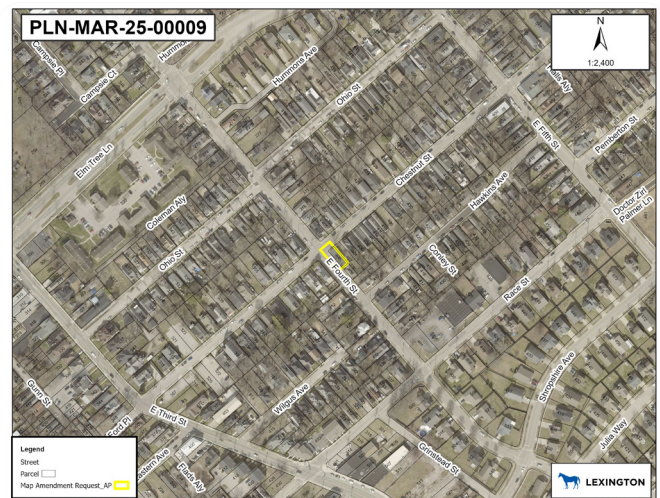
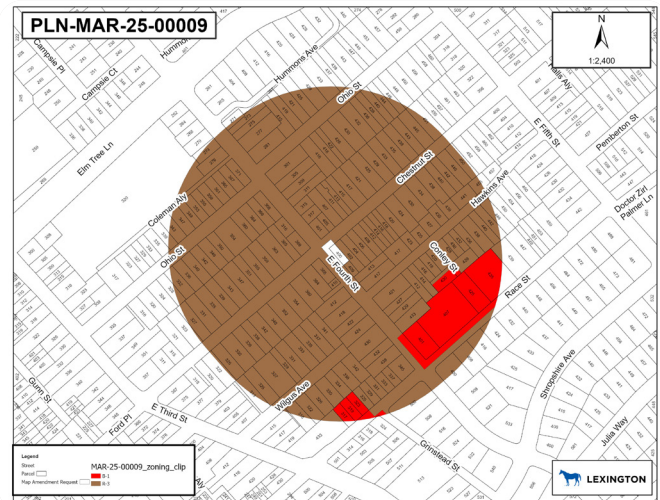
Enhanced Neighborhood

Low Density Non Residential

For more information about the Enhanced Neighborhood place type see Imagine Lexington pages 342-351. For more information on the Low Density Non Residential Type see page 271.

Description:

The applicant is seeking to rezone the property to allow for neighborhood commercial businesses. The applicant is not proposing any expansion to the existing structure at this time. In connection with this request, the applicant is seeking a variance to reduce the required perimeter landscape buffer from 15 feet to 0 feet.



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 not indicated that any public outreach has occurred at this time.

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

Development Plan

PURPOSE OF PLAN

THIS DEVELOPMENT PLAN DOES NOT PROPOSE ANY CONSTRUCTION OR MODIFICATIONS TO THE SITE. THIS PLAN IS PROVIDED IN SUPPORT OF A ZONING CHANGE REQUEST. NO LIGHTING WILL BE MODIFIED OR ADJUSTED AS PART OF THIS DEVELOPMENT PLAN. ALL EXISTING TREES WILL REMAIN AS IS.

NOTES

1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO ANY CONSTRUCTION OR MODIFICATIONS TO THE SITE. THIS PLAN IS PROVIDED IN SUPPORT OF A ZONING CHANGE REQUEST. NO LIGHTING WILL BE MODIFIED OR ADJUSTED AS PART OF THIS DEVELOPMENT PLAN. ALL EXISTING TREES WILL REMAIN AS IS.
2. ANY CONSTRUCTION SHALL BE ASSURED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.

SITE STATISTICS (OF PROPOSED BY ZONING)

ZONE	RS-A (PROPOSED) (AS CURRENT)
TOTAL AREA	1,750 SF
BUILDING AREA (LOT COVERAGE AREA)	1,107 SF
FLOOR AREA RATIO	0.632
VEHICULAR USE AREA	0 SF
VIA PARKING SPACE PROVIDED	0 SPACES
ADA PARKING REQ. PROVIDED	0.0
LANDSCAPING REQUIREMENTS	REQUIRED
5 FT ALONG BOUNDARY	REQUIRED
5 FT ALONG SETBACK	REQUIRED
VIA INTERIOR CANOPY	REQUIRED
VIA BUFFER	REQUIRED
OPEN SPACE REQUIREMENTS	REQUIRED
USABLE AREA	10% (175 SF)
LANDSCAPED AREA	10% (175 SF)
COMMON SPACE	REQUIRED
TREE CANOPY	REQUIRED
25% (430 SF)	REQUIRED
EAST CANOPY TO REMAIN	REQUIRED
ADDITIONAL CANOPY PROVIDED	ADDITIONAL CANOPY PROVIDED

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I (WE) ARE THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON. DO I FULLY AGREE TO THE PROPOSED DEVELOPMENT PLAN AND TO THE ZONING CHANGE REQUEST HEREON, AND DO I ADOPT THIS AS MY FOURTH DEVELOPMENT PLAN FOR THE PROPERTY.

SIGNATURE _____ DATE _____

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON _____.

SIGNATURE _____ DATE _____

