

# IVCP ATHENS SOUTH, LLC (PLN-MAR-22-00023)

5354 ATHENS-BOONESBORO RD (A PORTION OF)  
5380 ATHENS-BOONESBORO RD

Rezone the property to establish a soccer stadium use.

## Applicant/Owner

IVCP ATHENS SOUTH, LLC  
810 BULL LEA RUN, SUITE 300  
LEXINGTON, KY 40511  
CMcCoy@stites.com (Attorney)



## Application Details

### Acreage:

30.24 (37.36 gross) acres

### Current Zoning:

Interchange Service Business (B-5) zone

### Proposed Zoning:

Highway Service Business (B-3) zone

### Description:

The applicant is seeking to construct a 6,500 -seat professional soccer stadium complex with supportive uses, including medical office space.

## Public Engagement

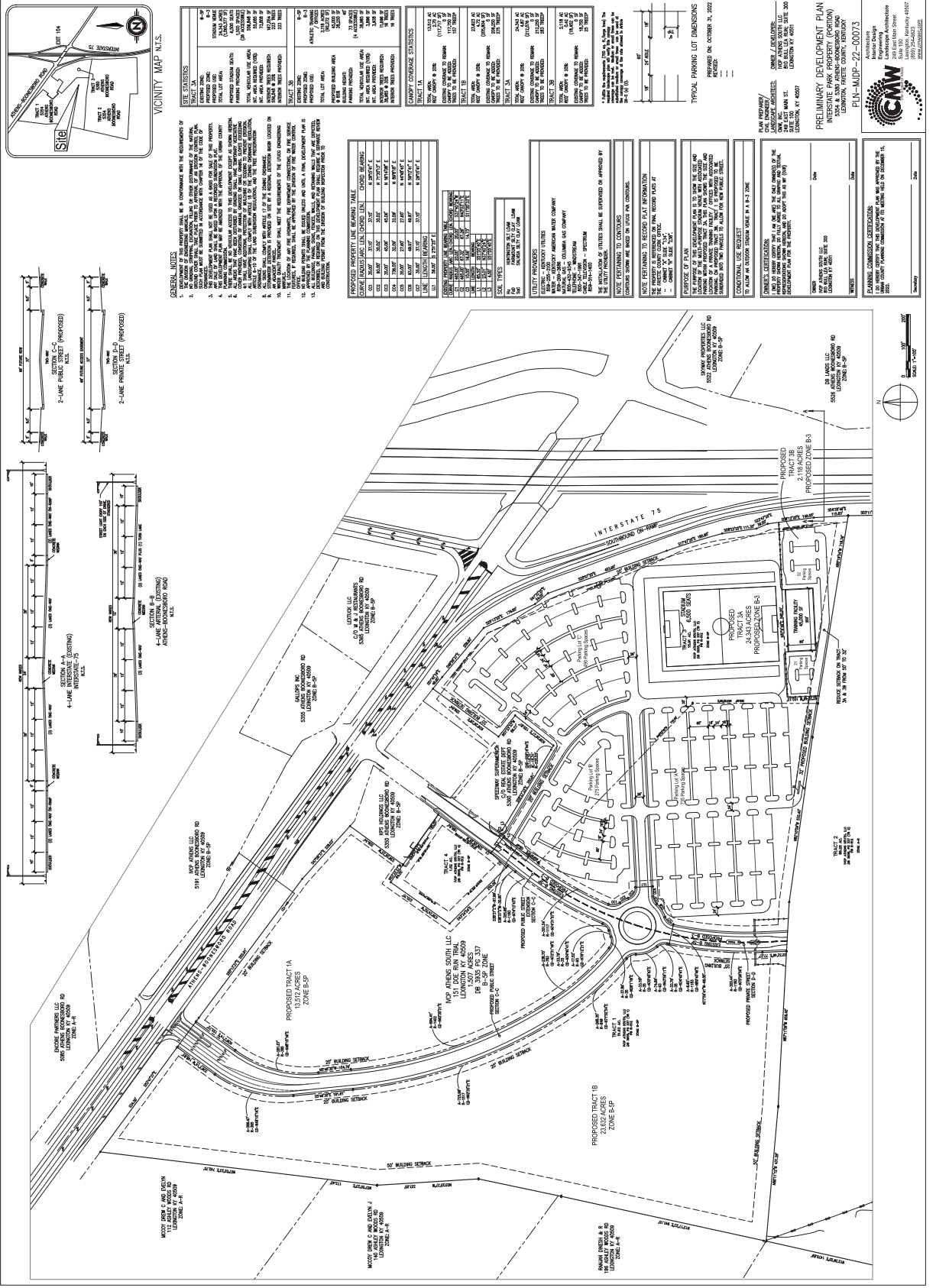
- The letter of justification submitted by the applicant does not indicate that any public outreach or community engagement has taken place. The applicant should provide information regarding the outreach they have conducted.

## 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



**GENERAL NOTES**

1. THE DEVELOPER'S OBLIGATION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED WATER MANAGEMENT SYSTEMS.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TRAIL AND BIKEWAYS.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED LANDSCAPING AND OPEN SPACE AREAS.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED LIGHTING AND SECURITY SYSTEMS.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FENCE AND BARRIER SYSTEMS.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SIGNAGE AND MARKING SYSTEMS.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED UTILITIES AND SERVICES.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ACCESS AND EGRESS ROUTES.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PARKING AND TRAVEL AREAS.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED UTILITIES AND SERVICES.

**USE STATISTICS**

RESIDENTIAL	100%
COMMERCIAL	0%
INDUSTRIAL	0%
OFFICE	0%
RETAIL	0%
RESTAURANT	0%
ENTERTAINMENT	0%
RECREATION	0%
UTILITY	0%
TRANSPORTATION	0%
OTHER	0%

**PROPOSED PROPERTY LINE BEARING TABLE**

LINE NO.	BEARING	DISTANCE	AREA
1	S 89° 52' 00" E	100.00	100.00
2	S 89° 52' 00" E	100.00	100.00
3	S 89° 52' 00" E	100.00	100.00
4	S 89° 52' 00" E	100.00	100.00
5	S 89° 52' 00" E	100.00	100.00
6	S 89° 52' 00" E	100.00	100.00
7	S 89° 52' 00" E	100.00	100.00
8	S 89° 52' 00" E	100.00	100.00
9	S 89° 52' 00" E	100.00	100.00
10	S 89° 52' 00" E	100.00	100.00

**CONVEYANCE STATISTICS**

TRACT 1A	13,512 ACRES
TRACT 1B	2,828 ACRES
TRACT 1C	2,943 ACRES
TRACT 3A	2,118 ACRES
TOTAL	21,401 ACRES

**UTILITY PROVIDERS**

WATER	AMERICAN WATER COMPANY
SEWER	AMERICAN WATER COMPANY
NATURAL GAS	AMERICAN GAS COMPANY
ELECTRICITY	AMERICAN ELECTRIC COMPANY
TELEPHONE	AMERICAN TELEPHONE COMPANY
INTERNET	AMERICAN INTERNET COMPANY

**NOTE: EXISTING UTILITIES SHALL BE SHOWN AS APPROVED BY THE LOCAL GOVERNMENT AND STATE AGENCIES.**

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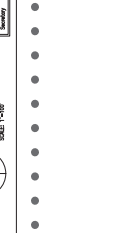
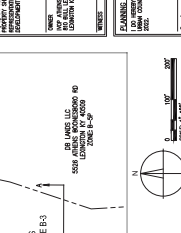
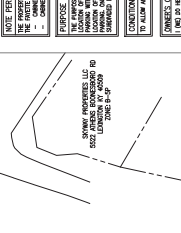
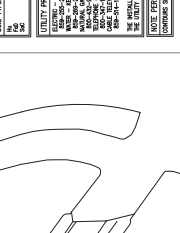
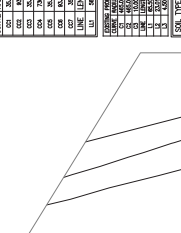
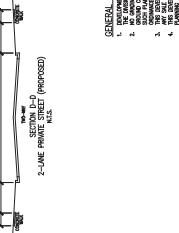
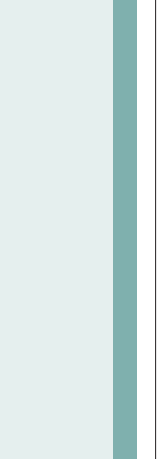
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**PRELIMINARY DEVELOPMENT PLAN**  
 1515 LOCUST HILL ROAD  
 LEXINGTON, KY 40507

**DATE PREPARED:** OCTOBER 24, 2022  
**SCALE:** AS SHOWN

**DESIGNED BY:** [Name]  
**DRAWN BY:** [Name]  
**CHECKED BY:** [Name]  
**APPROVED BY:** [Name]

**PROJECT NO.:** [Number]  
**DATE:** [Date]

**CLIENT:** [Name]  
**ADDRESS:** [Address]

**PROJECT LOCATION:** [Location]

**PROJECT DESCRIPTION:** [Description]

**PROJECT STATUS:** [Status]

**PROJECT CONTACT:** [Contact]