

# ANDERSON VILLAGE AT GREAT ACRES, LLC

## (PLN-MAR-25-00023)

2788 RUBY RIVER DRIVE (A PORTION OF)

Rezone property to establish a commercial use.

## Applicant/Owner

ANDERSON VILLAGE AT GREAT ACRES, LLC  
1255 PROVIDENCE PLACE, STE. 250  
LEXINGTON, KY 40511  
ATTORNEY: richard@murphyclendenen.com

## Application Details

### Acreage:

0.658 net ( 0.885 gross) acres

### Current Zoning:

Planned Neighborhood Residential (R-3) zone

### Proposed Zoning:

Corridor Business (B-3) 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 page 269. For more information on the Low Density Non-Residential/ Mixed-use Development Type see page 271.

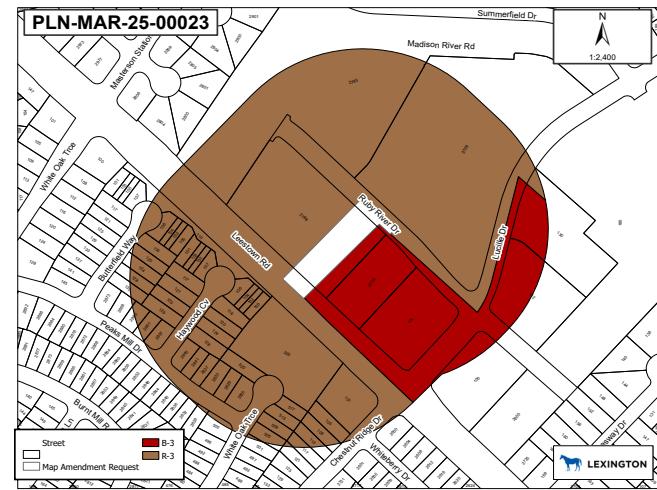
### Description:

The applicant is seeking to rezone a portion of the subject property in order to establish a commercial use.

Additionally, the applicant is seeking a variance to increase the maximum width of the vehicular use area between the structure and the street from 60 feet to 96 feet.

## Public Engagement

The applicant has not indicated that public outreach or engagement has occurred at this time.



## 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

(PLN-MJDP-25-00065)