

ORDINANCE NO. 111 -2015

AN ORDINANCE CHANGING THE ZONE FROM A TWO-FAMILY RESIDENTIAL (R-2) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 0.1653 NET (0.1908 GROSS) ACRES, FOR PROPERTY LOCATED AT 334 RICHMOND AVENUE. A CONDITIONAL USE PERMIT AND DIMENSIONAL VARIANCES ARE ALSO REQUESTED. (NATIONAL STATION, LLC; COUNCIL DISTRICT 5).

WHEREAS, at a Public Hearing held on August 27, 2015, a petition for a zoning ordinance map amendment for property located at 334 Richmond Avenue from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 0.1653 net (0.1908 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 7-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located 334 Richmond Avenue from a Two-Family Residential (R-2) zone to a Planned Neighborhood Residential (R-3) zone, for 0.1653 net (0.1908 gross) acre, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

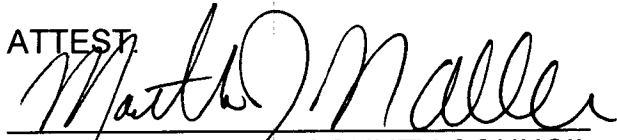
Section 3 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: October 8, 2015



MAYOR

ATTEST



CLERK OF URBAN COUNTY COUNCIL

Published: October 15, 2015-1t

X:\Cases\PLANNING\14-LE0001\LEG\00502434.DOCX

LEGAL DESCRIPTION

for
NATIONAL STATION, LLC
of
Property Located
at
344 Richmond Avenue
in
Lexington, Fayette County, Kentucky

Zone Change from: R-2 to R-3

All that tract or parcel of land situated on the southeasterly side of Richmond Avenue, southwest of National Avenue and northwest of Marne Avenue within the geographical jurisdiction of the Lexington-Fayette Urban-County Government in Fayette County, within the Commonwealth of Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING at a point in the center line of Richmond Avenue, said point being at an intersection with the southwesterly property line extended of 340 Richmond Avenue; thence, following said property line extended, S40°59'05"E 18.50 feet to and passing the southeasterly right-of-way line of Richmond Avenue and continuing along the same bearing while following the true southwesterly property line of the aforesaid 340 Richmond Avenue for an additional 120.00 feet for an overall distance of 138.50 feet to a point, which is common to said 340 Richmond Avenue and 101 Marne Avenue; thence, following the northwesterly property line of said 101 Marne Avenue, S49°15'00"W 60.00 feet to a point, said point being at an intersection with the northeasterly edge of a 15.46 foot wide strip of land for which there is no official record of its ownership, i.e., a "No Man's Land"; thence, following the northeasterly edge of said, "No Man's Land", N40°59'05"W 120.00

feet to and passing the southeasterly right-of-way line of Richmond Avenue, and continuing along the same bearing and with the property line extended of the aforesaid, "No Man's Land" for an additional 18.50 feet for an overall distance of 138.50 feet to a point in the center line of Richmond Avenue; thence, following said center line, N49°15'00"E 60.00 feet to the point of beginning and containing a gross area of 8,310.00 Sq. Ft. (0.1908 acre) and a net area of 7,200.00 Sq. Ft. (0.1653 acre).

End of Legal Description