

ORDINANCE NO. _____ - 2019

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1D) ZONE TO A TOWNHOUSE RESIDENTIAL (R-1T) ZONE, FOR 4.937 NET (5.052 GROSS) ACRES AND TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 1.652 NET (2.002 GROSS) ACRES; AND FROM AN AGRICULTURAL URBAN (A-U) ZONE TO A TOWNHOUSE RESIDENTIAL (R-1T) ZONE FOR 10.668 NET (11.876 GROSS) ACRES AND TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 1.040 NET AND GROSS ACRES, FOR PROPERTY LOCATED AT 3450 & 3550 TODDS ROAD. (ANDERSON ACQUISITION, LLC; DISTRICT 7).

WHEREAS, at a Public Hearing held on April 25, 2019, a petition for a zoning ordinance map amendment for property located at 3450 and 3550 Todds Road, from a Single Family Residential (R-1D) zone to a Townhouse Residential (R-1T) zone, for 4.937 net (5.052 gross) acres and to a Neighborhood Business (B-1) zone, for 1.652 net (2.002 gross) acres; and from an Agricultural-Urban (A-U) zone to a Townhouse Residential (R-1T) zone for 10.668 net (11.876 gross) acres and to a Neighborhood Business (B-1) zone, for 1.040 net and gross acres, was presented to the Urban County Planning Commission; said Commission recommending conditional 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 at 3450 and 3550 Todds Road, from a Single Family Residential (R-1D) zone to a Townhouse Residential (R-1T) zone, for 4.937 net (5.052 gross) acres and to a Neighborhood Business (B-1) zone, for 1.652 net (2.002 gross) acres; and from an Agricultural-Urban (A-U) zone to a Townhouse Residential (R-1T) zone for 10.668 net (11.876 gross) acres and to a Neighborhood Business (B-1) zone, for 1.040 net and gross acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the granting of this zone change is made subject to the following

use restrictions as conditions of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the property shall be subject to the following use and buffering restrictions via conditional zoning:

- a. Prohibited Uses
 1. Drive-through Facilities.
 2. Automobile service stations.
 3. Establishments with the principal purpose of the sale of beer, liquor or wine.

These conditional zoning restrictions are appropriate and necessary in order to minimize the impacts of new development on the existing neighborhoods and reducing the potential for high traffic flow in and out of the proposed site.

Section 3 - 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 4 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
Published: