

ORDINANCE NO. 38 -2014

AN ORDINANCE CHANGING THE ZONE FROM AN AGRICULTURAL URBAN (A-U), TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE WITH CONDITIONAL ZONING RESTRICTIONS, FOR 9.77 NET (10.29 GROSS) ACRES; AND FROM A SINGLE FAMILY RESIDENTIAL (R-1B) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 0.0 NET (0.26 GROSS) ACRES, FOR PROPERTY LOCATED AT 690 WOODWARD LANE. (RK HOLDINGS, LLC; COUNCIL DISTRICT 6).

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WHEREAS, at a Public Hearing held on December 19, 2013 and January 30, 2014, a petition for a zoning ordinance map amendment for property located at 690 Woodward Lane an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone with conditional zoning restrictions, for 9.77 net (10.29 gross) acres; and from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 0.0 net (0.26 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 9-0; 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 690 Woodward Lane an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone with conditional zoning restrictions, for 9.77 net (10.29 gross) acres; and from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 0.0 net (0.26 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 following use and buffering restrictions are proposed for the subject property via conditional zoning:

1. The property is to be developed with no more than 83 single-family

