

AN ORDINANCE CREATING A HISTORIC DISTRICT (H-1) OVERLAY ZONE FOR APPROXIMATELY 37.85 NET (APPROXIMATELY 51.14 GROSS) ACRES, FOR PROPERTIES LOCATED AT 106-346 DESHA ROAD; 977-1024 FINCASTLE ROAD; 1003-1058 FONTAINE ROAD; 100-314 SOUTH HANOVER AVENUE; 807, 853 & 859 EAST HIGH STREET; 908, 912 & 1000 RICHMOND ROAD; AND 1003-1015 SLASHES ROAD. (URBAN COUNTY PLANNING COMMISSION-COUNCIL DISTRICT 5).

WHEREAS, at a Public Hearing held on October 25, 2012, a petition for a zoning ordinance map amendment to add a Historic District (H-1) Overlay Zone for approximately 37.85 net (approximately 51.14 gross) acres for properties located at 106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road; 100-314 South Hanover Avenue; 807, 853 & 859 East High Street; 908, 912 & 1000 Richmond Road; and 1003-1015 Slashes Road was presented to the Urban County Planning Commission; said Commission recommended approval of the zone change; 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.

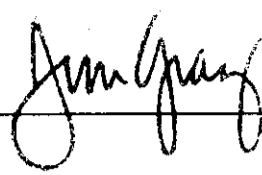
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone, to add a Historic District (H-1) overlay zone for properties located at 106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road; 100-314 South Hanover Avenue; 807, 853 & 859 East High Street; 908, 912 & 1000 Richmond Road; and 1003-1015 Slashes Road; and 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 passage.

PASSED URBAN COUNTY COUNCIL: January 22, 2013


MAYOR

ATTEST:


CLERK OF URBAN COUNTY COUNCIL

PUBLISHED : January 31, 2013-1t
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Legal Description

MAR 2012-14: Urban County Planning Commission Historic District (H-1) Overlay Zone

**106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road;
100-314 South Hanover Avenue; 807, 853 and 859 East High Street; 908, 912
and 1000 Richmond Road; and 1003-1015 Slashes Road
Lexington-Fayette County, Kentucky**

Beginning at a point in the western right-of-way of East Main Street (aka Richmond Road) at the northmost corner of 101 South Hanover Avenue, BEING THE POINT OF BEGINNING;

Thence in a southeastern direction following the western right-of-way boundary of East Main Street (aka Richmond Road) for a distance of 780 feet, more or less, crossing the rights-of-way of South Hanover Avenue and Desha Road, to a point where the western right-of-way of Richmond Road meets the side property line of 1000 Richmond Road;

Thence in a southwestern direction 180 feet, more or less, along the southeastern side property line of 1000 Richmond Road to a point in the side property line of 106 Desha Road;

Thence in a southeastern direction 175 feet, more or less, along the side property line of 106 Desha Road to the easternmost rear corner of 106 Desha Road;

Thence in a southwestern direction 200 feet, more or less, along the rear property lines of 106, 108, 110, 112, 114, 116, and 118 Desha Road to the northernmost rear corner of 1021 Fincastle Road;

Thence in a northeastern direction 50 feet, more or less, along the rear property line of 1021 Fincastle Road to the southernmost corner of the rear property line of the same property;

Thence in a southwestern direction 70 feet, more or less, to a point and another 90 feet, more or less, along the eastern side property line of 1021 Fincastle Road (shared with 109 Irvine Road), to a point in the eastern right-of-way of Fincastle Road;

Thence in a northwestern direction 40 feet, more or less, along the right-of-way of Fincastle Road, to a point;

Thence in a northwestern direction 100 feet, more or less, crossing the right-of-way of Fincastle Road to a point where the western right-of-way of Fincastle Road meets the side property line of 1024 Fincastle Road;

Thence in a southwestern direction 150 feet, more or less, along the eastern side property line of 1024 Fincastle Road to a point in the rear property line;

Thence in a northwestern direction 100 feet, more or less, along the rear property lines of 1024 and 1020 Fincastle Road to the easternmost rear property corner of 208 Desha Road;

Thence in a southwestern direction 130 feet, more or less, along the rear property line of 208 Desha Road and a portion of the rear property line of 210 Desha Road to a point;

Thence continuing in a southwestern direction 395 feet, more or less, along the rear property lines of 210, 212, 218, 220, 224, 226, 230, and 232 Desha Road, and a portion of the rear property line of 236 Desha Road to a point;

Thence in a southeastern direction 50 feet, more or less, along the rear property line of 1015 Slashes Road to the easternmost rear property corner of 1015 Slashes Road;

Thence in a southwestern direction 100 feet, more or less, along the side property line of 1015 Slashes Road to a point in the eastern right-of-way of Slashes Road;

Thence in a southwestern direction 150 feet, more or less, crossing the right-of-way of Slashes Road to a point where the western right-of-way of Slashes Road meets the side property line of 1014 Slashes Road;

Thence in a southwestern direction 125 feet, more or less, along the eastern side property line of 1014 Slashes Road to a point in the rear property line;

Thence in a northwestern direction 60 feet, more or less, along the rear property line of 1014 Slashes Road to a point in the side property line of 1008 Slashes Road;

Thence in a southwestern direction 25 feet, more or less, along the side property line of 1008 Slashes Road to the easternmost rear property corner of 1008 Slashes;

Thence in a northwestern direction 30 feet, more or less, along the a portion of the rear property line of 1008 Slashes Road to the southeasternmost rear corner of 312 Desha Road;

Thence in a southwestern direction 390 feet, more or less, along the rear property lines of 312, 316, 318, 320, 322, 326, 332, and 336 Desha Road to a point where the rear property corners of 336 Desha Road, 1043 and 1045 Fontaine Road all meet;

Thence in a southeastern direction 100 feet, more or less, to the easternmost rear property corner of 1047 Fontaine Road;

Thence in a southwestern direction 115 feet, more or less, to a point in the eastern right-of-way of Fontaine Road;

Thence in a southwestern direction 60 feet, more or less, crossing the right-of-way of Fontaine Road to a point where the western right-of-way of Fontaine Road meets the shared side property line of 1048 and 1050 Fontaine Road;

Thence in a southeastern direction 155 feet, more or less, along the along the western right-of-way boundary of Fontaine Road to a point where the western right-of-way of Fontaine Road meets the side property line of 1056 Fontaine Road;

Thence in a southwestern direction 185 feet, more or less, along the side property line of 1056 Fontaine Road to the southernmost rear property corner;

Thence in a northwestern direction 130 feet, more or less, along the rear property lines of 1056, 1054, and a portion of 1050 Fontaine Road, to a point;

Thence in a northwestern direction 90 feet, more or less, along the rear property lines of a portion of 1050 Fontaine Road and 1048 Fontaine Road to a point where the rear property corners of 1048 Fontaine Road, 891 East High Street, 115 and 117 Chenault Road all meet;

Thence in a northeastern direction 35 feet, more or less, along the side property line of 1048 Fontaine Road, to a point;

Thence in a northwestern direction 250 feet, more or less, along the rear property lines of 1046, 1022, 1020, 1018, and 1026 Fontaine Road to the northernmost rear property corner of 1026 Fontaine Road;

Thence in a northeastern direction 10 feet, more or less, along the side property line of 1026 Fontaine Road, to the southernmost rear property corner of 1014 Fontaine Road;

Thence is a northwestern direction 30 feet, more or less, along a portion of the rear property line of 1014 Fontaine Road, to a point;

Thence in a northeastern direction 50 feet, more or less, along a portion of the northern side property line of 1014 Fontaine Road, to a point;

Thence in a northwestern direction 40 feet, more or less, along the rear property lines of 1014, 1012 and 1010 Fontaine Road, to a point;

Thence in a northwestern direction 170 feet, more or less, along the westernmost side property line of 859 E. High Street, to a point where the eastern right-of-way of E. High Street meets the side property line of 859 E. High Street;

Thence in a northeastern direction 600 feet, more or less, along the eastern right-of-way boundary of E. High Street, to a point where the right-of-way of E. High Street meets the northern side property line of 311 South Hanover Avenue;

Thence in a northwestern direction 140 feet, more or less, crossing the right-of-way of Fritz Alley and continuing along the eastern right-of-way boundary of E. High Street to a point;

Thence along a curve to the right, having a radius of 100 feet, more or less, and a chord distance of 85 feet, more or less, to a point in the side property line of 807 E. High Street;

Thence in a northeastern direction 50 feet, more or less, along the side property line of 807 E. High Street to the northernmost rear property corner;

Thence in a southeastern direction 50 feet, more or less, to the rear property corner of 294 South Ashland Avenue;

Thence in a northeastern direction 1,390 feet, more or less, along the rear property lines of 294, 290, 984, 282, 280, 276, 270, 262, 258, 254, 248, 244, 240, 232, 224, 218, 212, and 210 South Ashland Avenue, to a point where the right-of-way of Fincastle Road meets the northern rear property line of 201 South Hanover Avenue;

Thence in a southeastern direction 50 feet, more or less, crossing the right-of-way of Fincastle Road, to a point where the eastern right-of-way of Fincastle Road meets the rear property line of 141 S Hanover Avenue;

Thence in a northeastern direction 395 feet, more or less, along the rear property lines of 141, 137, 131, 125, 121 and a portion of 101 South Hanover Avenue, to a point;

Thence in a northwestern direction 60 feet, more or less, along the rear property line of 101 South Hanover Avenue, to a point;

Thence in a northeastern direction 230 feet, more or less, along the side property line of 101 South Hanover Avenue, to a point in the western right-of-way of way of East Main Street (aka Richmond Road), BEING THE POINT OF BEGINNING;

Containing 37.85 net (51.14 gross) acres, more or less, and containing all of the property known as 106-346 Desha Road; 977-1024 Fincastle Road; 1003-1058 Fontaine Road; 100-314 South Hanover Avenue; 807, 853 and 859 East High Street; 908, 912 and 1000 Richmond Road; and 1003-1015 Slashes Road.