

ORDINANCE NO. 103 -2023

AN ORDINANCE MODIFYING THE CONDITIONAL ZONING RESTRICTIONS IN A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE RELATING TO LANDSCAPING AND FENCING ALONG NEW CIRCLE ROAD FOR 37.21 NET (65.48 GROSS) ACRES, FOR PROPERTY LOCATED AT 2500-2529 BRIDLE COURT, 2501-2537 DRESSAGE WAY, 1200-1213 EQUINE COURT, 1304-1476 SADDLE CLUB WAY, AND 1213 VILEY ROAD. (URBAN COUNTY COUNCIL; COUNCIL DISTRICT 11).

WHEREAS, at a Public Hearing held on August 10, 2023, a petition for a zoning map amendment modifying the conditional zoning restrictions in a Single Family Residential (R-1C) zone relating to landscaping and fencing along New Circle Road for 37.21 net (65.48 gross) acres, for property located at 2500-2529 Bridle Court, 2501-2537 Dressage Way, 1200-1213 Equine Court, 1304-1476 Saddle Club Way, and 1213 Viley Road, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the modification of conditional zoning restrictions by a vote of 8-0; 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 modification of conditional zoning restrictions in a Single Family Residential (R-1C) zone relating to landscaping and fencing along New Circle Road for 37.21 net (65.48 gross) acres, for property located at 2500-2529 Bridle Court, 2501-2537 Dressage Way, 1200-1213 Equine Court, 1304-1476 Saddle Club Way, and 1213 Viley Road, being more fully described in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 2 – That under the provision of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply to the Saddle Club Subdivision:

Conditional Zoning Restrictions

a. Along the Versailles Road Frontage:

1. A fifty (50) foot buffer area shall be provided which will have the effect of

decreasing the number of lots along Versailles Road;

2. Large deciduous trees shall be planted forty-five (45) feet on center;
3. Small flowering trees shall be planted thirty (30) feet on center;
4. The existing farm fencing shall be maintained.

These conditions are reason and appropriate in order to preserve the scenic and historic character of Versailles Road.

b. For the portions of New Circle Road frontage where sound walls are not present:

1. The existing farm fencing shall be maintained;
2. One large deciduous tree shall be planted every thirty (30) feet;
3. A continuous six (6) foot high hedge, three (3) feet high at planting shall be provided.
4. A twenty (20) foot buffer shall be provided:

c. Along the Viley Road frontage, one (1) street tree shall be planted every forty (40) feet.

Conditions (b) and (c) are appropriate to assure compatibility of the development with the character of the neighboring properties.

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: September 28, 2023



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

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