

ORDINANCE NO. _____ - 2025

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1D) ZONE AND A TOWNHOUSE RESIDENTIAL (R-1T) ZONE TO A MEDIUM DENSITY RESIDENTIAL (R-4) ZONE, FOR 0.431 NET (0.498 GROSS) ACRES FOR PROPERTIES LOCATED AT 119 BURLEY AVENUE, 122 SIMPSON AVENUE, 1104 FERN AVENUE, AND A PORTION OF 109 SIMPSON AVENUE. (ANDERSON CAMPUS RENTAL PROPERTIES, LLC; COUNCIL DISTRICT 10).

WHEREAS, at a Public Hearing held on August 14, 2025, a petition for a zoning ordinance map amendment for property located at 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue, from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Density Residential (R-4) zone, for 0.431 net (0.498 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; and

WHEREAS, the Urban County 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 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue, from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Density Residential (R-4) zone, for 0.431 net (0.498 gross) acres, 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:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:
0934-25:TWJ:4919-8889-8414, v. 1