

ORDINANCE NO. _____-2018

AN ORDINANCE CHANGING THE ZONE FROM AN AGRICULTURAL RURAL (A-R) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 51.53 NET (54.55 GROSS) ACRES, FOR PROPERTY LOCATED AT 2451 AND 2525 ARMSTRONG MILL ROAD. (OVERBROOK FARM, LLC; COUNCIL DISTRICT 7).

WHEREAS, at a Public Hearing held on May 24, 2018 a petition for a zoning ordinance map amendment for property located at 2451 and 2525 Armstrong Mill Road from an Agricultural Rural (A-R) zone to a Planned Neighborhood Residential (R-3) zone for 51.53 net (54.55 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 10-0; 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 2451 and 2525 Armstrong Mill Road from an Agricultural Rural (A-R) zone to a Planned Neighborhood Residential (R-3) zone for 51.53 net (54.55 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 buffer restrictions shall apply to the subject property via condition zoning:

- a. Along the northeastern boundary of the subject property, shared use with the Squire Oak subdivision, there shall be a fifty-foot (50') landscape buffer area. All existing trees shall be maintained, unless such trees have been identified as dead, diseased or dying and approved for removal by the Urban Forester. Any outdoor lighting shall not be directed towards nearby residential properties.
- b. Along the northwestern property line shared with the Squire Lane right-of-way, there shall be a twenty-foot (20') landscape buffer area. All existing trees shall be

maintained, unless such trees have been identified as dead, diseased or dying and approved for removal by the Urban Forester.

- c. A twenty-foot (20') landscape buffer shall be provided along the rear of any single-family residential lot that adjoins a collector street. A twenty-foot (20') buffer shall include a 6-foot tall berm and combination of shrubs, evergreen and deciduous trees. Such landscape planting shall meet the opacity standards established in Article 18-3(a) of the Zoning Ordinance (double frontage lots).
- d. The total number of dwelling units within the zone change area shall be limited to three hundred and nineteen (319).

These restrictions are appropriate and necessary for the subject property in order to protect the surrounding area, its established tree line (northwest and northeast) that serve to buffer new development, and to buffer any potential double frontage lots along Armstrong Mill Road.

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: