

ORDINANCE NO. 46 -2014

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1B) ZONE TO A PROFESSIONAL OFFICE (P-1) ZONE, FOR 0.6610 NET (1.0641 GROSS) ACRES, FOR PROPERTY LOCATED AT 3116 HARRODSBURG ROAD (LEXINGTON VEIN & AESTHETIC CENTER; COUNCIL DISTRICT 10).

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WHEREAS, at a Public Hearing held on March 27, 2014, a petition for a zoning ordinance map amendment for property located at 3116 Harrodsburg Road from a single Family Residential (R-1B) zone to a Professional Office (P-1) zone, for 0.6610 net (1.0641 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending 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 3116 Harrodsburg Road from a single Family Residential (R-1B) zone to a Professional Office (P-1) zone, for 0.6610 net (1.0641 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 10-0; 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.

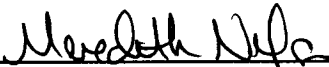
PASSED URBAN COUNTY COUNCIL: May 8, 2014

MAYOR



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ATTEST:

  
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CLERK OF URBAN COUNTY COUNCIL  
Published: May 15, 2014-1t  
368-14:X:\Cases\PLANNING\14-LE0001\LEG\00436183.DOC

**LEGAL DESCRIPTION**

Lot 16 of The Indian Hills Subdivision (P.C. C, Sl. 219).

**Zone Change from R-1B to P-1**

for

Lexington Vein Center, PLLC  
3116 Harrodsburg Road (US-68),  
Lexington, Fayette County, Kentucky

Being a parcel of land in the city of Lexington, Fayette County, Kentucky lying on the southeast side of Harrodsburg Road (US-68) approximately 600 feet southwest of Arrowhead Drive and more particularly described as:

BEGINNING at a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the southeast right-of-way of Harrodsburg Road, said point being approximately 710' southwest of the south intersection of Harrodsburg Road and Arrowhead Drive rights-of-way, and said point having Kentucky State Plane Coordinates of E(X)=1,551,269.12', N(Y)=185,974.30' (NAD 83, KY North Zone, US Survey Feet); thence through the right-of-way, North 53°20'43" West a distance of 92.81 feet to a point in the centerline of Harrodsburg Road; thence with the centerline of Harrodsburg Road, North 51°46'07" East a distance of 205.35 feet to a point; thence leaving the centerline, South 37°03'50" East a distance of 93.27 feet to a point in the southeast right-of-way of Harrodsburg Road, said point being witnessed by a 5/8" diameter rebar found North 87°06'57" East a distance of 0.44 feet from the point, said point being a corner to Trustees of Lexington Lodge #1 F & AM property (Deed Book 2240, Page 232 - Plat Cabinet L, Slide 858); thence with the southwest line of the aforementioned Lexington Lodge #1 for 2 (two) calls:

South 37°03'50" East a distance of 190.00 feet to a Pinched Pipe (found); thence

South 52°56'10" West a distance of 123.80 feet to a 24" long, 5/8" diameter rebar with surveyor's cap (PLS 3350) set in the northeast line of the Rabbit Run Subdivision (Unit Two - Plat Cabinet J, Slide 267); thence with the line of the aforementioned Rabbit Run Subdivision, North 53°20'43" West a distance of 197.94 feet to a 24" long, 5/8" diameter rebar with surveyor's

cap (PLS 3350); which is the Point of Beginning, having a Gross area of 46,354.2 square feet or 1.0641 acres and a Net area of 28,793.5 square feet or 0.6610 Acre.

The bearings shown hereon are based on Kentucky State Plane Grid North, North American Datum of 1983 (NAD'83). Particularly, the coordinates are based on a GNSS survey w/Trimble R8 receiver and utilizing Continuously Operating Reference Station (CORS) "KYTG", having a point designation of "KY HWY DIST 7 CORS ARP" and having geographic coordinates of N 38° 04' 31.96484", W 084° 29' 31.91127" and Kentucky State Plane Coordinates (North Zone, NAD 83) of N=209,682.94', E=1,570,696.89'. =1026.060.

The description above being based on an actual ground survey of the property conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding on January 24, 2014.



Kevin M. Phillips (PLS 3350)  
Endris Engineering, PSC  
771 Enterprise Drive  
Lexington, KY 40510

01-31-2014  
Date