

ORDINANCE NO. 2 -2014

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 0.530 NET (0.845 GROSS) ACRE, FOR PROPERTY LOCATED AT 232 WALLER AVENUE. (BOARDMAN COMPANY, LLC; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on November 20, 2014, a petition for a zoning ordinance map amendment for property located at 232 Waller Avenue from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.530 net (0.845 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; 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 232 Waller Avenue from a Professional Office (P-1) zone to a Planned Neighborhood Residential (R-3) zone, for 0.530 net (0.845 gross) acre; 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: January 29, 2015

MAYOR



ATTEST:



CLERK OF URBAN COUNTY COUNCIL

Published: February 5, 2015 -1t

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LEGAL DESCRIPTION

**BOARDMAN COMPANY, LLC
ZONE CHANGE FROM P-1 TO R-3
232 WALLER AVENUE
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

A TRACT OF LAND SITUATED SOUTH OF WALLER AVENUE IN LEXINGTON, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WALLER AVENUE, SAID POINT BEING IN LINE WITH THE EAST PROPERTY LINE OF 232 WALLER AVENUE, THENCE S21°11'53"E 213.50', TO A POINT; THENCE N68°48'07"W 185.89', TO A POINT IN THE CENTER OF THE NORFOLK AND SOUTHERN RAILROAD; THENCE WITH CENTER OF SAID RAILROAD, N28°25'54"E 215.21', TO A POINT IN THE CENTER OF SAID RAILROAD AND IN THE CENTER OF WALLER AVENUE; THENCE WITH THE CENTER OF WALLER AVENUE, S68°48'07"E 158.79' TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 0.845 ACRES AND A NET AREA OF 0.530 ACRES.

THIS DESCRIPTION PREPARED BY BUDDY J. SMYTH, PLS 2374 FROM A SURVEY CONDUCTED BY OTHERS.