

ORDINANCE NO. _____ - 2018

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 2.09 NET (2.60 GROSS) ACRES, FOR PROPERTY LOCATED AT 3009, 3013 & 3021 TATES CREEK ROAD, AS AMENDED. (OFF SEASON, LLC; COUNCIL DISTRICT 4).

WHEREAS, at a Public Hearing held on March 22, 2018, a petition for a zoning ordinance map amendment for property located at 3009, 3013 & 3021 Tates Creek Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone for 2.09 net (2.60 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, 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 3009, 3013 & 3021 Tates Creek Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone for 2.09 net (2.60 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 are recommended for the subject property:

1. Prohibited Uses
 - a. Dormitories
 - b. Boarding or lodging houses, assisted living facilities, and hospitality houses for up to eight (8) persons
 - c. Community Residences
 - d. Group Residential Projects, as provided in Article 9
 - e. All conditional uses in Planned Neighborhood Residential (R-3) zone, except for the permitted Conditional uses in the R-1A zone
2. Limited to maximum of fourteen (14) dwelling units as agreed to by the applicant

These restrictions are appropriate and necessary to maintain the character

of the Tates Creek Road Corridor.

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

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