

ORDINANCE NO. \_\_\_\_\_-2015

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 0.654 NET (0.754 GROSS) ACRE; FOR PROPERTY LOCATED AT 509, 513 AND 517 PYKE ROAD, INCLUDING DIMENSIONAL VARIANCES (FLYING DUTCHMAN PROPERTIES, LLC (AMD.); COUNCIL DISTRICT 11).

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WHEREAS, at a Public Hearing held on October 22, 2015, a petition for a zoning ordinance map amendment for property located at 509, 513 and 517 Pyke Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.654 net (0.754 gross) acres; was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change including a dimensional variance by a vote of 8-2; 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 509, 513 and 517 Pyke Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.654 net (0.754 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 buffering restrictions are proposed for the subject property via conditional zoning:

Prohibited Uses

1. Multi-family dwellings.
2. Dormitories.
3. Boarding or lodging houses.
4. Assisted living facilities.
5. Community residences.

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:

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MAYOR

ATTEST:

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CLERK OF URBAN COUNTY COUNCIL

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