

ORDINANCE NO. \_\_\_\_\_-2017

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1E) ZONE TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 13.84 NET (17.76 GROSS) ACRES, FOR PROPERTY LOCATED AT 1975 RUSSELL CAVE ROAD. (ELKHORN SPRINGS DEVELOPMENT, LLC; COUNCIL DISTRICT 1).

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WHEREAS, at a Public Hearing held on June 8, 2017 a petition for a zoning ordinance map amendment for property located at 1975 Russell Cave Road from a Single Family Residential (R-1E) zone to a Planned Neighborhood Residential (R-3) zone for 13.84 net (17.76 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-1; 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 1975 Russell Cave Road from a Single Family Residential (R-1E) zone to a Planned Neighborhood Residential (R-3) zone for 13.84 net (17.76 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 land use restrictions shall apply for the subject property via conditional zoning:

- a. A landscape buffer shall be provided and maintained adjacent to I-64/I-75 that is to consist of a solid fence eight (8') feet in height, trees located thirty feet (30') on center and a solid hedge.
- b. All pole lighting on this site (exclusive of street lights provided on Ward Drive) shall be limited to a maximum of twelve feet (12') in height.

These restrictions are necessary and appropriate for the subject property to ensure greater compliance with the specific Winburn-Russell Cave Neighborhoods Small Area Plan

recommendations, and to mitigate the noise impact that the I-64/I-75 expressway would have on a new residential development at this location.

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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