

ORDINANCE NO. ____ - 2025

AN ORDINANCE CHANGING THE ZONE FROM NEIGHBORHOOD BUSINESS (B-1), HIGHWAY SERVICE BUSINESS (B-3), INTERCHANGE SERVICE BUSINESS (B-5P), AND MIXED LOW DENSITY RESIDENTIAL (R-2) ZONES TO MIXED LOW DENSITY RESIDENTIAL (R-2), PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) AND MEDIUM DENSITY RESIDENTIAL (R-4) ZONES, FOR 12.49 NET (20.09 GROSS) ACRES FOR PROPERTIES LOCATED AT 475 AND 495 HAGGARD LANE AND 450 RADCLIFFE ROAD, AS AMENDED TO INCLUDE CONDITIONAL ZONING RESTRICTIONS. (TRANSY PROPERTY OWNERS, LLC; COUNCIL DISTRICT 1).

WHEREAS, at a Public Hearing held on December 12, 2024, a petition for a zoning ordinance map amendment for property located at 475 AND 495 Haggard Lane and 450 Radcliffe Road, changing the zone from Neighborhood Business (B-1), Highway Service Business (B-3), Interchange Service Business (B-5P), And Mixed Low Density Residential (R-2) zones to Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3) and Medium Density Residential (R-4) zones, for 12.49 net (20.09 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, the Urban County Council agrees with the recommendation of the Planning Commission and desires to amend the recommendation to include conditional zoning restrictions; 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 475 AND 495 Haggard Lane and 450 Radcliffe Road, changing the zone from Neighborhood Business (B-1), Highway Service Business (B-3), Interchange Service Business (B-5P), And Mixed Low Density Residential (R-2) zones to Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3) and Medium Density Residential (R-4) zones, for 12.49 net (20.09 gross) acres, being more fully described in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 2 – That, under the provision of Article 6-7 of the Zoning Ordinance, the following conditional zoning restrictions shall apply to the subject property:

1. The property shall be developed with a maximum of 29 dwelling units in the Mixed Low Density Residential (R-2) zone, a maximum of 26 dwelling units in the Neighborhood Residential (R-3) zone and a maximum of 179 dwelling units in the Medium Density Residential (R-4) zone, for a maximum of 234 dwelling units in this development at this location.

These restrictions are necessary and appropriate in order to minimize the impacts of new development on the existing residential areas within the Radcliffe-Marlboro and Elkhorn Park neighborhoods while maintaining compliance with the 2023 Comprehensive Plan, Imagine Lexington.

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:

ATTEST:

MAYOR

CLERK OF URBAN COUNTY COUNCIL

PUBLISHED:

0031-25:TWJ:4912-2069-3537, v. 1