

ORDINANCE NO. \_\_\_\_\_ - 2021

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A HIGH DENSITY APARTMENT (R-4) ZONE, FOR 0.896 NET (1.406 GROSS) ACRE, FOR PROPERTY LOCATED AT 3621 WALDEN DRIVE. (WALDEN LAND PROJECT, LLC; COUNCIL DISTRICT 4).

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WHEREAS, at a Public Hearing held on December 17, 2020, a petition for a zoning ordinance map amendment for property located at 3621 Walden Drive from a Planned Neighborhood Residential (R-3) zone to a High Density Apartment (R-4) zone, for 0.896 net (1.406 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 11-0; 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 3621 Walden Drive from a Planned Neighborhood Residential (R-3) zone to a High Density Apartment (R-4) zone, for 0.896 net (1.406 gross) acre, more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That under the provisions of Article 6-7 of the Zoning Ordinance, the following use restriction shall apply via conditional zoning:

- a. Surfaced parking shall be prohibited.

This restriction is appropriate and necessary to reduce the potential for stormwater runoff on the adjacent properties.

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  
PUBLISHED:

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