

AN ORDINANCE CHANGING THE ZONE FROM A COMMUNITY CENTER (CC) ZONE TO AN EXPANSION AREA RESIDENTIAL (EAR-2) ZONE, FOR 16.53 NET (17.14 GROSS) ACRES, AND TO AN EXPANSION AREA RESIDENTIAL (EAR-3) ZONE FOR 8.09 NET AND GROSS ACRES FOR PROPERTY LOCATED AT 6600 MAN O' WAR BOULEVARD (A PORTION OF), AS AMENDED. (BALL HOMES, INC. (AMD.); COUNCIL DISTRICT 12.)

WHEREAS, at a Public Hearing held on August 22, 2019, a petition for a zoning ordinance map amendment for property located at 6600 Man O' War Boulevard (a portion of) from a Community Center (CC) zone to an Expansion Area Residential (EAR-2) zone for 16.53 net (17.14 gross) acres, and to an Expansion Area Residential (EAR-3) Zone for 8.09 net and gross acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 7-2; 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 6600 Man O' War Boulevard (a portion of) from a Community Center (CC) zone to an Expansion Area Residential (EAR-2) zone for 16.53 net (17.14 gross) acres, and to an Expansion Area Residential (EAR-3) Zone for 8.09 net and 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 buffering and screening provision as a condition of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the property shall be subject to the following buffering restrictions via conditional zoning in order to minimize the impacts of the new development on the adjacent existing residential subdivisions:

1. The developer shall install a staggered row of white pine evergreen trees behind the homes on Mahala Lane on the property currently owned by Ball Homes approximately as shown on the tree planting plan prepared by the Landscape Architect for Ball Homes. The trees will be planted on the neighborhood side of the greenway to

CERTIFICATE

I do hereby certify that the title to this enactment contains an accurate synopsis of the contents thereof and may be used to satisfy the reading and publication requirements of law.


Lucy H. Jones
DEPARTMENT OF LAW

provide additional screening to the buffer approved by the Planning Commission.

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 3 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: October 29, 2019



MAYOR

ATTEST:



CLERK OF URBAN COUNTY COUNCIL

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Published: November 6, 2019 1t

JANE GRAVES BLACKFORD PROPERTY
Zone Change from CC to EAR-2
6600 Man O' War Boulevard (a portion of)
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHEAST OF MAN O' WAR BOULEVARD AND NORTHEAST OF INTERSTATE 75 IN EASTERN FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING at a point in the centerline intersection of Polo Club Boulevard and Man O' War Boulevard; Thence with the centerline of Man O' War Boulevard North 46 Degrees 58 Minutes 45 Seconds East, a distance of 1783.23 feet to the **TRUE POINT OF BEGINNING**; Thence leaving said centerline South 43 Degrees 25 Minutes 21 Seconds East, a distance of 50.00 feet to a point; Thence South 00 Degrees 04 Minutes 08 Seconds West, a distance of 136.37 feet to a point; Thence South 50 Degrees 09 Minutes 48 Seconds East, a distance of 138.32 feet to a point; Thence South 14 Degrees 08 Minutes 12 Seconds East, a distance of 260.07 feet to a point; Thence South 03 Degrees 27 Minutes 41 Seconds East, a distance of 268.06 feet to a point; Thence South 06 Degrees 18 Minutes 14 Seconds East, a distance of 184.88 feet to a point; Thence South 19 Degrees 54 Minutes 56 Seconds West, a distance of 470.39 feet to a point; Thence South 05 Degrees 13 Minutes 19 Seconds East, a distance of 331.69 feet to a point; Thence South 52 Degrees 10 Minutes 41 Seconds West, a distance of 113.97 feet to a point; Thence South 47 Degrees 34 Minutes 28 Seconds West, a distance of 241.11 feet to a point; Thence North 40 Degrees 53 Minutes 06 Seconds West, a distance of 172.30 feet to a point; Thence North 49 Degrees 06 Minutes 54 Seconds East, a distance of 174.77 feet to a point; Thence North 40 Degrees 53 Minutes 06 Seconds West, a distance of 223.12 feet to a point; Thence North 49 Degrees 06 Minutes 54 Seconds East, a distance of 113.42 feet to a point; Thence North 01 Degrees 45 Minutes 43 Seconds East, a distance of 539.21 feet to a point; Thence North 88 Degrees 14 Minutes 17 Seconds West, a distance of 355.73 feet to a point; Thence North 43 Degrees 25 Minutes 21 Seconds West, a distance of 57.76 feet to a point; Thence North 46 Degrees 34 Minutes 39 Seconds East, a distance of 502.42 feet to a point; Thence North 43 Degrees 25 Minutes 21 Seconds West, a distance of 250.00 feet to a point in the centerline of Man O' War Boulevard; Thence with said centerline North 46 Degrees 34 Minutes 39 Seconds East, a distance of 528.95 feet to the **POINT OF BEGINNING** and containing 17.14 acres gross and 16.53 acres net.

JANE GRAVES BLACKFORD PROPERTY
Zone Change from CC to EAR-3
6600 Man O' War Boulevard (a portion of)
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED SOUTHEAST OF MAN O' WAR BOULEVARD AND NORTHEAST OF INTERSTATE 75 IN EASTERN FAYETTE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING at a point in the centerline intersection of Polo Club Boulevard and Man O' War Boulevard; Thence South 58 Degrees 54 Minutes 44 Seconds East, a distance of 1206.62 feet to the **TRUE POINT OF BEGINNING**; Thence North 40 Degrees 53 Minutes 06 Seconds West, a distance of 718.34 feet to a point; Thence North 05 Degrees 50 Minutes 10 Seconds East, a distance of 229.03 feet to a point; Thence North 12 Degrees 27 Minutes 18 Seconds West, a distance of 38.71 feet to a point; Thence North 46 Degrees 34 Minutes 39 Seconds East, a distance of 204.32 feet to a point; Thence South 43 Degrees 25 Minutes 21 Seconds East, a distance of 57.76 feet to a point; Thence South 88 Degrees 14 Minutes 17 Seconds East, a distance of 355.73 feet to a point; Thence South 01 Degrees 45 Minutes 43 Seconds West, a distance of 539.21 feet to a point; Thence South 49 Degrees 06 Minutes 54 Seconds West, a distance of 113.42 feet to a point; Thence South 40 Degrees 53 Minutes 06 Seconds East, a distance of 223.12 feet to a point; Thence South 49 Degrees 06 Minutes 54 Seconds West, a distance of 174.77 feet to the **POINT OF BEGINNING** and containing 8.09 acres gross and net.