

ORDINANCE NO. 05 -2014

AN ORDINANCE CHANGING THE ZONE FROM AN AGRICULTURAL-URBAN (A-U) ZONE, TO A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE, FOR 3.57 NET (3.57 GROSS) ACRES; AND FROM AN AGRICULTURAL URBAN (A-U) ZONE TO A PROFESSIONAL OFFICE (P-1) ZONE, FOR 1.47 NET (1.77 GROSS) ACRES, FOR PROPERTY LOCATED AT 3581 HARRODSBURG ROAD. (DR. ANDREW SCHROYER, D.V.M.-COUNCIL DISTRICT 10).

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WHEREAS, at a Public Hearing held on December 19, 2013, a petition for a zoning ordinance map amendment for property located at 3581 Harrodsburg Road from an Agricultural-Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 3.57 net (3.57 gross) acres; and from an Agricultural-Urban (A-U) zone to a Professional Office (P-1) zone, for 1.47 net (1.77 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; 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.

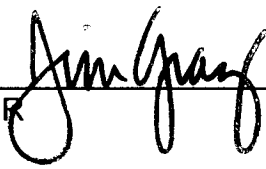
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located 3581 Harrodsburg Road from an Agricultural-Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 3.57 net (3.57 gross) acres; and from an Agricultural-Urban (A-U) zone to a Professional Office (P-1) zone, for 1.47 net (1.77 gross) acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

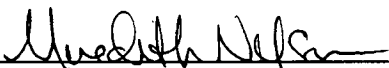
Section 2 - That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

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

PASSED URBAN COUNTY COUNCIL: January 30, 2014

  
MAYOR

ATTEST:

  
CLERK OF URBAN COUNTY COUNCIL  
Published: February 6, 2014-1t  
0003-14:X:\Cases\PLANNING\14-LE0001\MEMO\00422150.DOC

**LEGAL DESCRIPTION**

SUZANNE P. DOZIER PROPERTY  
ZONE CHANGE from A-U to P-1  
3581 Harrodsburg Road  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHWEST OF HARRODSBURG ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

**GROSS P-1 BOUNDARY PER SURVEY to the centerlines of Harrodsburg Rd.**

Beginning at the R-3 and P-1 common corner; Thence S 62° 07' 50" E – 404.26' to the center of the Harrodsburg Rd.; Thence S 45° 56' 22" W – 220.35'; Thence leaving said Harrodsburg Rd. N 58° 58' 54" W – 396.51'; Thence N 27° 52' 10" E – 46.21' to a point; Thence S 62° 07' 50" E – 60' to a point; Thence N 27° 52' 10" E – 141.49'; thence to the true point of beginning and containing gross 77,296.18 sq. ft. , (1.77 acres)and net containing 64,187.4 sq. ft. , (1.474 acres).

**LEGAL DESCRIPTION**

SUZANNE P. DOZIER PROPERTY  
ZONE CHANGE from A-U to R-3  
3581 Harrodsburg Road  
Lexington, Fayette County, Kentucky

A TRACT OF LAND SITUATED NORTHWEST OF HARRODSBURG ROAD IN LEXINGTON, FAYETTE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS:

**GROSS & Net R-3 BOUNDARY PER SURVEY to the right of way of Palomar Trace Drive**

Beginning at the Southwest property corner (fnd. #3 rebar and cap) corner to Lot 5 of P.C. M slide 384 for the following 5 calls; Thence N 30° 17' 18" E – 138.00' to the Property line; Thence with our North Property line S 62° 07' 50" E –960.00' to a point; Thence along R-3/P-1 property line S 27° 52' 10" W – 141.49' to a point; Thence N 62° 07' 50" W 60.00' to a point; Thence S 27° 52' 10" W – 46.21' to a point; Thence to the true point of beginning N 58° 58' 54" W – 907.20' and containing (gross & net) 155,546 sq. ft. , (3.571 acres).