



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Details (With Text)

**File #:** 0787-20      **Version:** 1      **Name:** [PLN-MAR-20-00009: BLACKBURN DEVELOPMENT LLC]  
**Type:** Ordinance      **Status:** Approved  
**File created:** 8/14/2020      **In control:** Urban County Council  
**On agenda:** 4/13/2021      **Final action:** 4/13/2021  
**Enactment date:** 4/13/2021      **Enactment #:** O-028-2021

**Title:** An Ordinance changing the zone from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (.717 gross) acre, for property located at 325, 329 and 333 Blackburn Ave. (Blackburn Development, LLC; Council District 2). Approval 7-3 Objectors (Public Hearing March 2, 2021 5:00 p.m.) [Div. of Planning, Duncan]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Report, 2. Final Report Packet, 3. Minutes, 4. 00692934.pdf, 5. O-028-2021

Date	Ver.	Action By	Action	Result
4/13/2021	1	Urban County Council	Approved	Pass
4/13/2021	1	Urban County Council	Amended	Pass
4/13/2021	1	Urban County Council	Suspended Rules for Second Reading	Pass
4/13/2021	1	Urban County Council	Received First Reading	
4/13/2021	1	Urban County Council	Approved	Pass
3/2/2021	1	Urban County Council Work Session	Approved and Referred to Docket with Hearing	Pass
1/26/2021	1	Urban County Council Work Session	Approved and Referred to Docket with Hearing	Pass
1/12/2021	1	Urban County Council Work Session	Approved and Referred to Docket with Hearing	Pass
11/10/2020	1	Urban County Council Work Session	Approved and Referred to Docket without Hearing	Pass
10/22/2020	1	Urban County Council	Received First Reading	
10/20/2020	1	Urban County Council Work Session	Approved and Referred to Docket with Hearing	Pass
8/25/2020	1	Urban County Council Work Session		

An Ordinance changing the zone from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (.717 gross) acre, for property located at 325, 329 and 333 Blackburn Ave. (Blackburn Development, LLC; Council District 2). Approval 7-3 Objectors (**Public Hearing March 2, 2021 5:00 p.m.**) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (0.717 gross) acre, for property located at 325, 329, and 333 Blackburn Avenue, including a request for a conditional use permit. (PLN-MAR-20-00009: BLACKBURN DEVELOPMENT LLC: Council District 2). Approval 7-3 OBJECTORS (To Be Heard By October 14, 2020) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on July 16, 2020, a petition for a zoning Ordinance map amendment for property located at 325, 329 and 333 Blackburn Avenue from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (.717 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 7-3; 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 325, 329 and 333 Blackburn Avenue from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (.717 gross) acre, 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 property shall be subject to the following buffering restrictions via conditional zoning:

- a. There shall be no external lighting along the southwest portion of the structure, which is adjacent to the property located at 321 Blackburn Avenue.
- b. There shall be an 18-foot landscape buffer yard adjacent to the property located at 321 Blackburn Avenue for the length of any principal structure on the subject property.

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:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL  
PUBLISHED:

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