



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0788-20, **Version:** 1

An Ordinance changing the zone from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.20 net (143.01 gross) acres, for property located at 2300 Sandersville Rd. (Ball Homes, LLC; Council District 2). Approval 6-0 OBJECTORS **(To Be Heard By October 14, 2020)**. [Div. of Planning, Duncan]

[An Ordinance changing the zone from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.20 net (143.01 gross) acres, for property located at 2300 Sandersville Road, including a request for a conditional use permit. (PLN-MAR-20-00010: BALL HOMES, LLC: Council District 2). Approval 6-0 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 2300 Sandersville Road from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.20 net (143.01 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 6-0; 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 2300 Sandersville Road from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.20 net

(143.01 gross) acres, 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 a 25 foot landscape buffer that will include a double row of trees from Group A and B only, which are staggered on center and spaced every 30 feet along the southern property line, where adjacent to industrial (I-1 or I-2) zoned land.

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