



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0658-19, **Version:** 1

An Ordinance changing the zone from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.83 gross) acres, for property located at 1500-1561 Winners Circle and 3298-3300 Versailles Rd. (Easley & Faust, LLC; Council District 12). Approval 8-0 OBJECTORS (To be heard by August 21, 2019) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.83 gross) acres, for property located at 1500-1561 Winner Circle and 3298-3300 Versailles Road, including a request for a conditional use permit. (EASLEY & FAUST PROPERTIES, LLC: Council District 12). Approval 8-0 OBJECTORS (To Be Heard By August 21, 2019) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on May 23, 2019, a petition for a zoning ordinance map amendment for property located at 1500-1561 Winners Circle and 3298-3300 Versailles Road from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.93 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-0; 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 1500-1561 Winners Circle and 3298-3300 Versailles Road from a Single Family Residential (R-1B) zone to a Planned Neighborhood Residential (R-3) zone, for 12.55 net (13.93 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 use and buffering restrictions via conditional zoning:

- a. There shall be a 100-foot buffer area (building setback) from the right-of-way of Versailles Road. The following shall apply within the buffer area:
 1. There shall be no principal or accessory structures; and
 2. A Tree Preservation Area (TPA) shall be established. Only damaged or diseased trees, or those trees necessary for a public or private street may be removed, but shall be replaced in equal number to preserve the existing tree canopy and buffer. Replacement trees may be selected from Group A or B or the Plant List as referenced by Article 18 of the Zoning Ordinance.

- b. The total number of dwelling units within the zone change area shall not exceed fifty (50) units.

These restrictions are appropriate and necessary in order to minimize the impacts of new development on the adjacent existing residential subdivision.

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