



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 1408-15, **Version:** 1

An Ordinance changing the zone from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.654 net (0.754 gross) acre; for property located at 509, 513 and 517 Pyke Rd., including dimensional variances (Flying Dutchman Properties, LLC (AMD.); Council District 11). Approval 8-2 OBJECTOR (To Be Heard By January 20, 2016) [Div. of Planning, Duncan] Public Hearing to be held on January 12, 2016

[An Ordinance changing the zone from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 0.654 net (0.754 gross) acre for property located at 509, 513 and 517 Pyke Road, including dimensional variances. (Flying Dutchman Properties, LLC (AMD.); Council District 11). Approval 8-2 OBJECTOR (To Be Heard By January 20, 2016) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on October 22, 2015, a petition for a zoning ordinance map amendment for property located at 509, 513 and 517 Pyke Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone for 0.654 net (0.754 gross) acres; was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change including a dimensional variance by a vote of 8-2; 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 509, 513 and 517 Pyke Road from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone for 0.654 net (0.754 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 use restrictions as conditions of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the following use and buffering restrictions are proposed for the subject property via conditional zoning:

Prohibited Uses

1. Multi-family dwellings.
2. Dormitories.
3. Boarding or lodging houses.
4. Assisted living facilities.
5. Community residences.

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