



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0555-17, **Version:** 1

An Ordinance changing the zone from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) zone, for 3.77 net (4.80 gross) acres, for property located at 1580 Higbee Mill Rd. (a portion of). (Taylormade Real Estate, LLC; Council District 9). Approval 9-0 OBJECTORS (To Be Heard By July 12, 2017) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) zone, for 3.77 net (4.80 gross) acres, for property located at 1580 Higbee Mill Road (a portion of). A conditional use permit is also requested. (Council District 9) Approval 9-0 OBJECTORS (To Be Heard By May 25, 2017) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on April 13, 2017 a petition for a zoning Ordinance map amendment for property located at 1580 Higbee Mill Road (a portion of) from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) zone for 3.77 net (4.80 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional 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 at 1580 Higbee Mill Road (a portion of) from a Townhouse Residential (R-1T) zone to a Planned Neighborhood Residential (R-3) zone for 3.77 net (4.80 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 uses shall be prohibited for the subject property via conditional zoning:

- a. Multi-family residential dwelling units.

This restriction is appropriate because it has been offered by the applicant in order to protect the adjacent residential properties to the north of 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