

ORDINANCE NO. 145-99

AN ORDINANCE CHANGING THE ZONE FROM A NEIGHBORHOOD BUSINESS (B-1) ZONE TO A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE FOR 7.93+ GROSS ACRES FOR ALL OR PORTIONS OF PROPERTY LOCATED AT 3264 AND 3280 BRACKTOWN ROAD, 135 AND 157 BRADLEY LANE, AND 3298-3412 LEESTOWN ROAD; FROM A NEIGHBORHOOD BUSINESS (B-1) ZONE TO A SINGLE FAMILY RESIDENTIAL (R-1D) ZONE FOR 0.62+ GROSS ACRES FOR PROPERTY LOCATED AT 3274-3284 LEESTOWN ROAD; AND FROM A SINGLE FAMILY RESIDENTIAL (R-1D) ZONE TO A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE FOR 71.09+ GROSS ACRES FOR PROPERTY LOCATED AT 3016-3280 BRACKTOWN ROAD, 135-179 BRADLEY LANE, 3390-3590 LEESTOWN ROAD AND 131-205 BETTY HOPE LANE; AND IMPOSING DENSITY RESTRICTIONS ON THE R-1C PROPERTIES AS A CONDITION OF GRANTING THE ZONE CHANGE (URBAN COUNTY PLANNING COMMISSION).

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WHEREAS, at a Public Hearing held on March 25, 1999, a petition for a zoning ordinance map amendment from a neighborhood business (B-1) zone to a single family residential (R-1C) zone for 7.93+ gross acres for all or portions of property located at 3264 and 3280 Bracktown Road, 135 and 157 Bradley Lane, and 3298-3412 Leestown Road; from a neighborhood business (B-1) zone to a single family residential (R-1D) zone for 0.62+ gross acres for all or portions of property located at 3274-3284 Leestown Road; and from a single family residential (R-1D) zone to a single family residential (R-1C) zone for 71.09+ gross acres for property located at 3016-3280 Bracktown Road, 135-179 Bradley Lane, 3390-3590 Leestown Road and 131-205 Betty Hope Lane was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change subject to density restrictions on the R-1C properties; 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 from a neighborhood business (B-1) zone to a single family residential (R-1C) zone for 7.93<sub>+</sub> gross acres for all or portions of property located at 3264 and 3280 Bracktown Road, 135 and 157 Bradley Lane, and 3298-3412 Leestown Road; from a neighborhood business (B-1) zone to a single family residential (R-1D) zone for 0.62<sub>+</sub> gross acres for property located at 3274-3284 Leestown Road; and from a single family residential (R-1D) zone to a single family residential (R-1C) zone for 71.09<sub>+</sub> gross acres for property located at 3016-3280 Bracktown Road, 135-179 Bradley Lane, 3390-3590 Leestown Road and 131-205 Betty Hope Lane; being more fully described and bounded as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 2 - That the granting of this zone change is made subject to a restriction that the lots in the R-1C zone are limited to a minimum lot size of 15,000 square feet. This restriction is necessary and appropriate to fully implement the Recommendations in the Bracktown Small Area Plan and to promote appropriate "infill" development for properties in Bracktown larger than 30,000 square feet.

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: June 3, 1999



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MAYOR

ATTEST:

  
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CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: June 9, 1999-1t

CW/Ord436

**LEGAL DESCRIPTION - MAR 99-2: URBAN COUNTY PLANNING COMMISSION**  
**Zone Change From: Single Family Residential (R-1D) Zone**  
**To: Single Family Residential (R-1C) Zone**  
**(Restricted to 15,000 sq. ft. minimum lot size)**

All or portions of..  
 3016-3280 Bracktown Road;  
 135-179 Bradley Lane;  
 3390-3590 Leestown Road; and  
 131-205 Betty Hope Lane  
 Lexington-Fayette County, Kentucky

BEGINNING at a point in the centerline of both Leestown Road (US 421) and Betty Hope Lane in Northwest Fayette County, BEING THE POINT OF BEGINNING;

thence in a northwestern direction 1,400 feet, more or less, along the centerline of Leestown Road (US 421) to a point;

thence along a curve to the left, generally continuing in a northwestern direction, a chord distance of 600 feet, more or less, having a radius of 4,450 feet, more or less, along the centerline of Leestown Road (US 421) to a point also in the centerline of a former railroad line which crossed Leestown Road (US 421);

thence along a curve to the right, generally in a western direction, a chord distance of 400 feet, more or less, having a radius of 370 feet, more or less, along the centerline of the former railroad line adjacent to 3590 Leestown Road, to a point in the centerline of a current (L&N) railroad line;

thence along a curve to the right, generally in a southern direction, a chord distance of 880 feet, more or less, having a radius of 1200 feet, more or less, along the centerline of the current (L&N) railroad line to a point over a culvert;

thence along a curve to the left, generally in a southern direction, a chord distance of 1,200 feet, more or less, having a radius of 2,050 feet, more or less, along the centerline of the current (L&N) railroad line, to a point in the centerline of Betty Hope Lane at the railroad crossing;

thence continuing along a curve to the left, generally in a southeastern direction, a chord distance of 1,180 feet, more or less, having a radius of 2,125 feet, more or less, along the centerline of the current (L&N) railroad line to a point in the centerline of Bradley Lane at the railroad crossing;

thence in a southeastern direction 550 feet, more or less, along the centerline of the current (L&N) railroad line to a point;

thence along a curve to the right, generally in a southern direction, a chord distance of 1,650 feet, more or less, having a radius of 1,250 feet, more or less, along the centerline of the current (L&N) railroad line to a point;

thence in a northeastern direction 900 feet, more or less, along the side (southeast) property line of 3016 Bracktown Road to a point in the centerline of Bracktown Road (a.k.a. Old Leestown Road);

thence in a northwestern direction 570 feet, more or less, along the centerline of Bracktown Road (a.k.a. Old Leestown Road) to a point;

thence along a curve to the right, generally in a northwestern direction, a chord distance of 200 feet, more or less, having a radius of 825 feet, more or less, along the centerline of Bracktown Road (a.k.a. Old Leestown Road);

thence in a northwestern direction 890 feet, more or less, along the centerline of Bracktown Road (a.k.a. Old Leestown Road) to a point;

thence in a southwestern direction 190 feet, more or less, parallel to the side (northwest) property line of 3264 Bracktown Road (a.k.a. Old Leestown Road) to a point in the interior of that property;

thence in a northwestern direction 1,350 feet, more or less, almost parallel to the rear property line of 3320 Leestown Road and Leestown Road itself (approximately 330 feet southwest of the centerline), to a point within the property at 3412 Leestown Road (a.k.a. 150 Betty Hope Lane);

thence in a northeastern direction 330 feet, more or less, along the side (northwest) property line of 3212 Leestown Road to a point in the center line of Leestown Road (US 421);

thence in a northwestern direction 110 feet, more or less, along the centerline of Leestown Road (US 421) to a point also in the centerline of Betty Hope Lane, BEING THE POINT OF BEGINNING;

containing 71.09 gross acres, more or less, and containing all or parts of the property known as 3016-3280 Bracktown Road; 135-179 Bradley Lane; 3390-3590 Leestown Road; and 131-205 Betty Hope Lane.

**LEGAL DESCRIPTION - MAR 99-2: URBAN COUNTY PLANNING COMMISSION**  
**Zone Change From: Neighborhood Business (B-1) Zone**  
**To: Single Family Residential (R-1C) Zone**  
**(Restricted to 15,000 sq. ft. minimum lot size)**

All or portions of..  
3264 & 3280 Bracktown Road;  
135 & 157 Bradley Lane; and  
3298-3412 Leestown Road  
Lexington-Fayette County, Kentucky

BEGINNING at a point in the centerline of both Leestown Road (US 421) and Bradley Lane in Northwest Fayette County, BEING THE POINT OF BEGINNING;

thence in a southeastern direction 100 feet, more or less, along the centerline of Leestown Road (US 421) to a point;

thence in a southwestern direction 100 feet, more or less, along the side (northwest) property line of 3284 Leestown Road to a point in the center line of Bracktown Lane (a.k.a. Old Leestown Road);

thence in a southeastern direction 230 feet, more or less, along the centerline of Bracktown Lane (a.k.a. Old Leestown Road) to a point;

thence in a southwestern direction 190 feet, more or less, parallel to the side (northwest) property line of 3264 Bracktown Road (a.k.a. Old Leestown Road) to a point in the interior of that property;

thence in a northwestern direction 1,350 feet, more or less, almost parallel to the rear property line of 3320 Leestown Road and Leestown Road itself (approximately 335 feet southwest of the centerline), to a point within the property at 3412 Leestown Road (a.k.a. 150 Betty Hope Lane);

thence in a northeastern direction 330 feet, more or less, along the side (northwest) property line of 3212 Leestown Road to a point in the center line of Leestown Road (US 421);

thence in a southeastern direction 270 feet, more or less, along the centerline of Leestown Road (US 421) to a point;

thence in a southwestern direction 300 feet, more or less, along the side (southeast) property line of 3390 Leestown Road to a corner of 3364 Leestown Road;

thence in a southeastern direction 270 feet, more or less, along the rear property line of 3364 Leestown Road to a corner;

thence in a northeastern direction 300 feet, more or less, along the side (southeast) property line of 3364 Leestown Road to a point in the centerline of Leestown Road (US 421);

thence in a southeastern direction 500 feet, more or less, along the centerline of Leestown Road (US 421) to a point also in the centerline of Bradley Lane, BEING THE POINT OF BEGINNING;

containing 7.93 gross acres, more or less, and containing all or parts of the property known as 3264 & 3280 Bracktown Road, 135 & 157 Bradley Lane, and 3298-3412 Leestown Road.

**LEGAL DESCRIPTION - MAR 99-2: URBAN COUNTY PLANNING COMMISSION**  
**Zone Change From: Neighborhood Business (B-1) Zone**  
**To: Single Family Residential (R-1D) Zone**

3274-3284 Leestown Road  
Lexington-Fayette County, Kentucky

BEGINNING at a point in the centerline of both Leestown Road (US 421) and Bradley Lane in Northwest Fayette County;

thence in a southeastern direction 100 feet, more or less, along the centerline of Leestown Road to a point, BEING THE POINT OF BEGINNING;

thence in a southwestern direction 100 feet, more or less, along the side (northwest) property line of 3284 Leestown Road to a point in the center line of Bracktown Lane (a.k.a. Old Leestown Road);

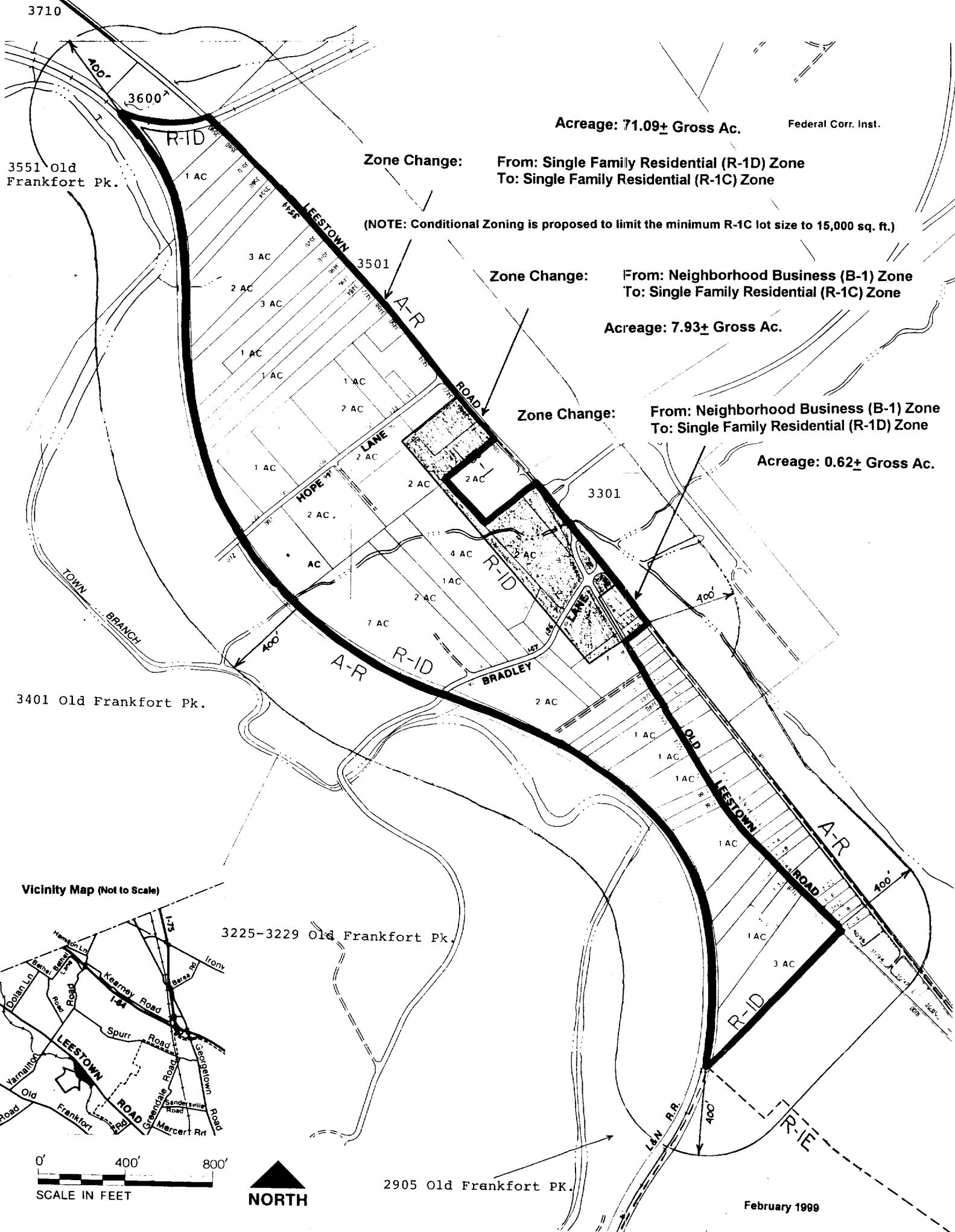
thence in a southeastern direction 230 feet, more or less, along the centerline of Bracktown Lane (a.k.a. Old Leestown Road) to a point;

thence in a northeastern direction 140 feet, more or less, along the side (southeast) property line of 3274 Leestown Road to a point in the centerline of Leestown Road (US 421);

thence in a northwestern direction 220 feet, more or less, along the centerline of Leestown Road (US 421) to a point, BEING THE POINT OF BEGINNING;

containing 0.62 gross acres, more or less, and containing the property known as 3274-3284 Leestown Road.

# Applicant: URBAN COUNTY PLANNING COMMISSION



Acreage: 71.09± Gross Ac.

Federal Corr. Inst.

Zone Change: From: Single Family Residential (R-1D) Zone To: Single Family Residential (R-1C) Zone

(NOTE: Conditional Zoning is proposed to limit the minimum R-1C lot size to 15,000 sq. ft.)

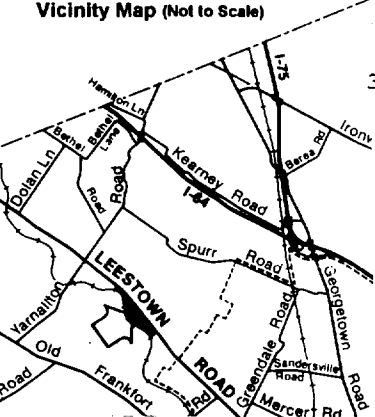
Zone Change: From: Neighborhood Business (B-1) Zone To: Single Family Residential (R-1C) Zone

Acreage: 7.93± Gross Ac.

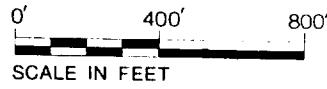
Zone Change: From: Neighborhood Business (B-1) Zone To: Single Family Residential (R-1D) Zone

Acreage: 0.62± Gross Ac.

Vicinity Map (Not to Scale)



3225-3229 Old Frankfort Pk.



2905 Old Frankfort Pk.

February 1999