

ORDINANCE NO. 42-2004

AN ORDINANCE CHANGING THE ZONE TO ADD A NEIGHBORHOOD CHARACTER DESIGN OVERLAY (ND-1) ZONE FOR 327.5+ NET (AND GROSS) ACRES TO PRESERVE A MINIMUM 1-ACRE LOT SIZE AND MINIMUM FRONT YARD SETBACKS BETWEEN 34 AND 105 FEET FOR PROPERTIES LOCATED AT 2358-2584 WALNUT GROVE LANE, 2707-2739 MARTINIQUE LANE, 3778-3794 KATKAY DRIVE, 3612-3701 CAYMAN LANE, 3776-3793 JAMAICA COURT, 3500-3520 TRINIDAD COURT, 3184-3201 TABAGO COURT, 2703-2728 BARBADOS LANE, 2170-2298 (EVEN) BAHAMA ROAD, 2203-2299 (ODD) BAHAMA ROAD, 1693-2033 (ODD) BAHAMA ROAD, 1684-2026 (EVEN) BAHAMA ROAD; AND TO ADD A NEIGHBORHOOD CHARACTER DESIGN OVERLAY (ND-1) ZONE FOR 82.8+ NET (AND GROSS) ACRES TO PRESERVE A MINIMUM LOT SIZE OF 15,000 SQUARE FEET AND MINIMUM FRONT YARD SETBACKS BETWEEN 34 AND 105 FEET FOR PROPERTIES LOCATED AT 3500-3637 ANTILLES DRIVE, 2101-2149 MARQUESAS LANE, 3500-3517 CAICOS COURT, 2101-2181 ANTIGUA DRIVE, 3624-3665 ELEUTHERA COURT, 3600-3609 MONTEGO COURT, 2042-2163 AND 2179 BAHAMA ROAD. (URBAN COUNTY PLANNING COMMISSION).

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WHEREAS, at a Public Hearing held on January 22, 2004, a petition for a zoning ordinance map amendment to add a Neighborhood Character Design Overlay (ND-1) zone for 327.5+ net (and gross) acres to preserve a minimum 1-acre lot size and minimum front yard setbacks between 34 and 105 feet for properties located at 2358-2584 Walnut Grove Lane, 2707-2739 Martinique Lane, 3778-3794 Katkay Drive, 3612-3701 Cayman Lane, 3776-3793 Jamaica Court, 3500-3520 Trinidad Court, 3184-3201 Tabago Court, 2703-2728 Barbados Lane, 2170-2298 (even) Bahama Road, 2203-2299 (odd) Bahama Road, 1693-2033 (odd) Bahama Road, 1684-2026 (even) Bahama Road; and to add a Neighborhood Character Design Overlay (ND-1) zone for 82.8+ net (and gross) acres to preserve a minimum lot size of 15,000 square feet and minimum front yard setbacks between 34 and 105 feet for properties located at 3500-3637 Antilles Drive, 2101-2149 Marquesas Lane, 3500-3517 Caicos Court, 2101-2181 Antigua Drive, 3624-3665 Eleuthera Court, 3600-3609 Montego Court, 2042-2163 and 2179 Bahama Road was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change; 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.

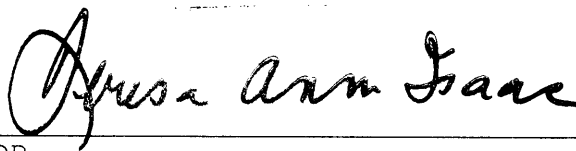
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property to add a Neighborhood Character Design Overlay (ND-1) zone for 327.5<sup>+</sup> net (and gross) acres to preserve a minimum 1-acre lot size and minimum front yard setbacks between 34 and 105 feet for properties located at 2358-2584 Walnut Grove Lane, 2707-2739 Martinique Lane, 3778-3794 Katkay Drive, 3612-3701 Cayman Lane, 3776-3793 Jamaica Court, 3500-3520 Trinidad Court, 3184-3201 Tabago Court, 2703-2728 Barbados Lane, 2170-2298 (even) Bahama Road, 2203-2299 (odd) Bahama Road, 1693-2033 (odd) Bahama Road, 1684-2026 (even) Bahama Road; and to add a Neighborhood Character Design Overlay (ND-1) zone for 82.8<sup>+</sup> net (and gross) acres to preserve a minimum lot size of 15,000 square feet and minimum front yard setbacks between 34 and 105 feet for properties located at 3500-3637 Antilles Drive, 2101-2149 Marquesas Lane, 3500-3517 Caicos Court, 2101-2181 Antigua Drive, 3624-3665 Eleuthera Court, 3600-3609 Montego Court, 2042-2163 and 2179 Bahama Road; being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - 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 3 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: March 4, 2004



MAYOR

ATTEST:

  
CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: March 10, 2004-1t

G:CW/ord190

**Legal Description**  
**Greenbrier Subdivision**

**Zone Change to ND-1**

Properties located at 2358-2584 Walnut Grove Lane; 2707-2739 Martinique Lane; 3778-3794 Katkay Drive; 3612-3701 Cayman Lane; 3776-3793 Jamaica Court; 3500-3520 Trinidad Court; 3184-3201 Tabago Court; 2703-2728 Barbados Lane; 1684-2026 (even) Bahama Road; 1693-2033 (odd) Bahama Road; 2170-2298 (even) Bahama Road; and 2203-2299 (odd) Bahama Road.

Beginning in the southernmost corner of the Greenbrier Subdivision, at a point in the centerline of Walnut Grove Lane;

Proceeding in a northeasterly direction along the centerline of Walnut Grove Lane, for a distance of 3,500 feet, more or less;

From there, continuing along the centerline of the road in a northeasterly direction to the right angle curve in the road, for a distance of 150 feet, more or less;

From there, proceeding in a northwesterly direction along the Urban Service Area Boundary, for a distance of 3,600 feet, more or less;

From there, proceeding in a northeasterly direction along the Urban Service Area Boundary, for a distance of 1,850 feet, more or less, to a point in the centerline of Winchester Road;

From there, proceeding in a northwesterly direction along the centerline of Winchester Road 1,760 feet, more or less;

From the centerline of Winchester Road, proceeding in a southwesterly direction along the rear property lines of the lots fronting on Bahama Road, for a distance of 1,400 feet, more or less;

From there, proceeding in a southeasterly direction 40 feet, more or less;

From there, proceeding in a southwesterly direction 130 feet, more or less;

From there, proceeding in a westerly direction 750 feet, more or less;

From there, proceeding in a southeasterly direction 1,000 feet, more or less;

From there, proceeding in a northeasterly direction 300 feet, more or less, to a point in the centerline of Bahama Road;

From there, proceeding in a southeasterly direction around the curve and along the centerline of Bahama Road, for a distance of 1,230 feet, more or less;

From there, proceeding in a southeasterly direction 200 feet, more or less;

From there, proceeding in a southeasterly direction along the rear property lines of the lots fronting on Bahama Road, for a distance of 1,410 feet, more or less, to a point in the centerline of Bahama Road;

From there, proceeding in a southwesterly direction along the centerline of Bahama Road 240 feet, more or less;

From there, proceeding in a southerly direction 270 feet, more or less;

From there, proceeding in a southwesterly direction 270 feet, more or less,

From there, proceeding in a northwesterly direction 170 feet, more or less;

From there, proceeding in a southwesterly direction 150 feet, more or less;

From there, proceeding in a northwesterly direction 300 feet, more or less;

From there, proceeding in a northwesterly direction 270 feet, more or less;

From there, proceeding in a southwesterly direction 170 feet, more or less;

From there, proceeding in a northwesterly direction along the rear property lines of lots fronting on Antilles Drive, for a distance of 1,550 feet, more or less;

From there, proceeding in a southwesterly direction 100 feet, more or less;

From there, proceeding in a southeasterly direction 30 feet, more or less;

From there, proceeding in a southwesterly direction 200 feet, more or less;

From there, proceeding in a southeasterly direction for a distance of 3,770 feet, to a point in the centerline of Walnut Grove Lane, to the point of beginning;

An area known as ND-1 Area 1, containing a total of 327.5 net (and gross) acres, more or less.

Exhibit A

**Legal Description**  
**Greenbrier Subdivision**

**Zone Change to ND-1**

Properties located at 3500-3637 Antilles Drive; 2101-2149 Marquesas Lane; 3500-3517 Caicos Court; 2101-2181 Antigua Drive; 3624-3665 Eleuthera Court; 3600-3609 Montego Court; 2042-2163 Bahama Road and 2179 Bahama Road.

Beginning in the westernmost corner of the Greenbrier Subdivision and proceeding from that point in a northeasterly direction a distance of 300 feet, more or less, to the true point of beginning;

From there, proceeding in a northeasterly direction 890 feet, more or less;

From there, proceeding in a northwesterly direction 30 feet, more or less;

From there, proceeding in a northeasterly direction 230 feet, more or less;

From there, proceeding in a northwesterly direction 530 feet, more or less;

From there, proceeding in a northeasterly direction 940 feet, more or less;

From there, proceeding in a southerly direction 40 feet, more or less;

From there, proceeding in an easterly direction 250 feet, more or less;

From there, proceeding in a southeasterly direction 90 feet, more or less;

From there, proceeding in an easterly direction 250 feet, more or less, to a point in the centerline of Bahama Road;

From there, proceeding in a southeasterly direction around the curve and along the centerline of Bahama Road, for a distance of 1,000 feet, more or less;

From there, proceeding in a southeasterly direction 200 feet, more or less;

From there, proceeding in a southeasterly direction along the rear property lines of the lots fronting on Bahama Road, for a distance of 1,410 feet, more or less, to a point in the centerline of Bahama Road;

From there, proceeding in a southwesterly direction along the centerline of Bahama Road 240 feet, more or less;

From there, proceeding in a southerly direction 270 feet, more or less;

From there, proceeding in a southwesterly direction 270 feet, more or less,

From there, proceeding in a northwesterly direction 170 feet, more or less;

From there, proceeding in a southwesterly direction 150 feet, more or less;

From there, proceeding in a northwesterly direction 300 feet, more or less;

From there, proceeding in a northwesterly direction 270 feet, more or less;

From there, proceeding in a southwesterly direction 170 feet, more or less;

From there, proceeding in a northwesterly direction along the rear property lines of lots fronting on Antilles Drive, for a distance of 1,100 feet, more or less, and continuing an additional 450 feet, more or less, to the true point of beginning;

An area known as ND-1 Area 2, containing a total of 82.8 net (and gross) acres, more or less.