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Greenbrier Neighborhood Design Standards
Effective March 4, 2004 (Ordinance 42-2004)
Revised March 8, 2007 (Ordinance 45-2007)

Area 1

1. Minimum Lot Size – 1 acre
2. Front Yard Setback – between 34 feet and 105 feet

Area 2A

1. Minimum Lot Size – 15,000 square feet
2. Front Yard Setback – between 34 feet and 105 feet

Area 2B

1. Minimum Lot Size – 15,000 square feet
2. Front Yard Setback – between 34 feet and 105 feet
3. Fences – NO CHAIN LINK, MUST BE BEHIND FRONT BUILDING PLANE.
4. Accessory Structures
5. Above Ground Pools

NOT ALLOWED

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2004-4: URBAN COUNTY PLANNING COMMISSION

DESCRIPTION

Zone Change: To a Neighborhood Character Design Overlay (ND-1) zone

Acreage:

Area 1	327.5± gross acres
Area 2	<u>82.8± gross acres</u>
Total	410.3± gross acres

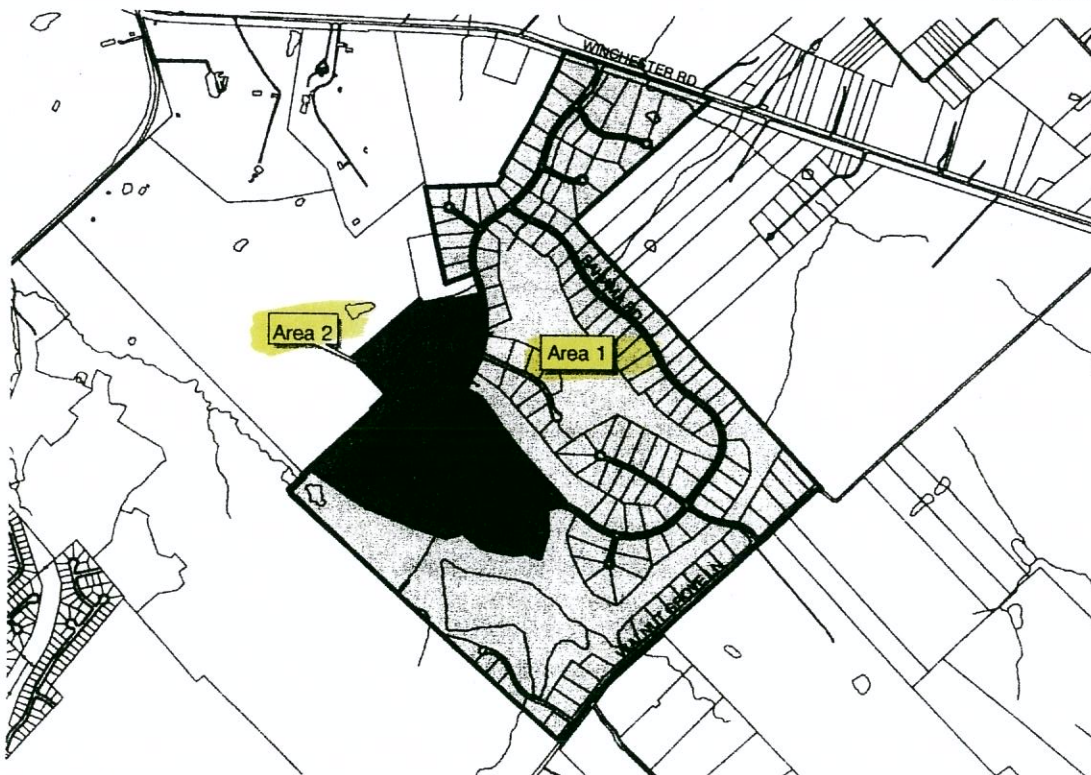
Location:

Area 1:

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

Area 2:

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
2179 Bahama Road



PROPOSED DESIGN STANDARDS:

For Area 1: Minimum Lot Size of One (1) Acre
Minimum Building Setback of 34 Feet
Maximum Building Setback of 105 Feet

For Area 2: Minimum Lot Size of 15,000 Square Feet
Minimum Building Setback of 34 Feet
Maximum Building Setback of 105 Feet

STAFF REPORT ON PETITION FOR ZONE MAP AMENDMENT

MAR 2007-2: URBAN COUNTY PLANNING COMMISSION

DESCRIPTION

Zone Change: To a modified Neighborhood Design Character Overlay (ND-1) zone

Acreage: 38.20 net (47.07 gross) acres

AREA "2-B"

Location:

Greenbrier Subdivision, Units 3A and 3B

2101-2181 Antigua Drive

3500-3637 Antilles Drive

2042-2138 Bahama Road

2145-2163 Bahama Road (odd addresses only)

3500-3517 Caicos Court

3624-3665 Eleuthera Court

2101-2149 Marquesas Lane

3600-3609 Montego Court

Proposed Design Standards:

A. Accessory Structures:

1. Detached accessory buildings are prohibited
2. Above-ground pools (not in-ground pools) are prohibited

B. Fences

1. Must be located behind the front of the principal building
2. Materials cannot include wire (i.e., chain link fencing, etc.)

EXISTING ZONING & LAND USE

Properties

Subject Property

To North

To East

To South

To West

Zoning

R-1T

A-R

A-R

A-R

A-R

Existing Land Use

Single Family Residential

Golf Course, Single Family Residential

Golf Course, Single Family Residential

Golf Course

Golf Course

URBAN SERVICES REPORT

Roads – Greenbrier Subdivision has access to Winchester Road (US 60) to the north via Bahama Road, and Walnut Grove Lane to the east via Cayman Lane. Within the subdivision, Bahama Road serves as a collector street, and several local streets branch off of the collector street. No changes are expected as a result of the modification of the Neighborhood Character Design Overlay zone.

Curb/Gutter/Sidewalks – The street system is suburban in character as this portion of Greenbrier has curbs, gutters and sidewalks. No changes are expected as a result of the modification of the Neighborhood Character Design Overlay zone.

Storm Sewers – Storm sewer facilities, including curbing and storm water inlets along local streets, supplemented by roadside drainage ditches outside of the subject area, carry the stormwater to the nearby ponds and streams, some of which are utilized by the Greenbrier golf course. Drainage and floodplain areas are primarily in the area below the larger lake. This area has a history of flooding problems, and soils in the area are often moist and saturated. Future planned basins in the general area, discussed in the EAMP, will be designed to control both water quality and the quantity of runoff into the large lake area.

Sanitary Sewers – Sanitary sewers exist in the Greenbrier subdivision. There are two sanitary sewer pump stations serving the subdivision, which, along with the sewer lines, are owned and maintained by the Urban County Government. This subdivision is served by the West Hickman Wastewater Treatment facility, located in northern Jessamine County. The EAMP plans for both sewer pump stations in this area to be taken off line, as other facilities are constructed between Greenbrier and Interstate 75 in this area.

GREENBRIER
UNITS 3A & 3B

AREA "2-B"

ORDINANCE NO. 45 -2007

AN ORDINANCE CHANGING THE ZONE FROM A NEIGHBORHOOD CHARACTER DESIGN OVERLAY (ND-1) ZONE TO A MODIFIED NEIGHBORHOOD CHARACTER DESIGN OVERLAY (ND-1) ZONE FOR 38.20 NET (47.07 GROSS) ACRES OF PROPERTY LOCATED AT 2101-2181 ANTIGUA DRIVE, 3500-3637 ANTILLES DRIVE, 2042-2138 BAHAMA ROAD, 2145-2163 BAHAMA ROAD (ODD ADDRESSES ONLY), 3500-3517 CAICOS COURT, 3624-3665 ELEUTHERA COURT, 2101-2149 MARQUESAS LANE, 3600-3609 MONTEGO COURT (BEING GREENBRIER UNITS 3A AND 3B) TO PRESERVE THE EXISTING CHARACTER OF THE NEIGHBORHOOD BY ESTABLISHING DESIGN STANDARDS FOR ACCESSORY STRUCTURES, PROHIBITING DETACHED ACCESSORY BUILDINGS AND ABOVE-GROUND POOLS, AND FENCING RESTRICTIONS, REQUIRING FENCES TO BE LOCATED BEHIND THE FRONT OF THE PRINCIPAL BUILDING AND PROHIBITING THE USE OF WIRE MATERIAL. (URBAN COUNTY PLANNING COMMISSION).

WHEREAS, at a Public Hearing held on January 25, 2007, a petition for a zoning ordinance map amendment to modify the existing Neighborhood Character Design Overlay (ND-1) zone for 38.20 net (47.07 gross) acres of property located at 2101-2181 Antigua Drive, 3500-3637 Antilles Drive, 2042-2138 Bahama Road, 2145-2163 Bahama Road (odd addresses only), 3500-3517 Caicos Court, 3624-3665 Eleuthera Court, 2101-2149 Marquesas Lane, 3600-3609 Montego Court (being Greenbrier Units 3A and 3B) to preserve the existing character of the neighborhood by establishing design standards for accessory structures and fencing 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 from a Neighborhood Character Design Overlay (ND-1) zone to a modified Neighborhood Character Design Overlay (ND-1) zone for 38.20 net (47.07 gross) acres of property located at 2101-2181 Antigua Drive, 3500-3637 Antilles Drive, 2042-2138 Bahama Road, 2145-2163 Bahama Road (odd addresses only), 3500-3517 Caicos Court, 3624-3665 Eleuthera Court, 2101-2149 Marquesas Lane, 3600-3609 Montego Court (being Greenbrier Units 3A and 3B) to

preserve the existing character of the neighborhood by establishing design standards for accessory structures, prohibiting detached accessory buildings and above-ground pools, and fencing, requiring fences to be located behind the front of the principal building and prohibiting the use of wire material; 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 8, 2007

MAYOR



ATTEST:

CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: March 14, 2007-1t

**Legal Description-MAR 2007-2: Urban County Planning Commission
Modify an existing Neighborhood Design Overlay (ND-1) Zone**

2101-2181 Antigua Drive, 3500-3637 Antilles Drive, 2042-2138 Bahama Rd.
2145-2163 Bahama Road (odd addresses), 3500-3517 Caicos Court, 3624-3665 Eleuthera
Court, 2101-2149 Marquesas Lane, and 3600-3609 Montego Court.
Lexington-Fayette County, Kentucky

Beginning at a point in the right-of-way of Bahama Road, said point being in the
centerline of the street, BEING THE POINT OF BEGINNING;

Thence in a northwestern direction 200 feet, more or less, along the centerline of Bahama
Road, to a point;

Thence in a southeastern direction 300 feet, more or less, along the side property line of
2049 Bahama Road and the rear property line of 3656 and 3664 Eleuthera Court to a
point;

Thence in a southwestern direction 300 feet, more or less, along the rear property line of
3664 and 3665 Eleuthera Court to the southernmost rear corner of 3665 Eleuthera Court;

Thence in a northwestern direction 200 feet, more or less, along the rear property line of
3665 Eleuthera Court to a point;

Thence in a southwestern direction 100 feet, more or less, along the rear property line of
3665 and 3649 Eleuthera Court, to a point;

Thence in a northwestern direction 300 feet, more or less, along the rear property line of
3649 and 3641 Eleuthera Court, to the westernmost rear property corner of 3641
Eleuthera Court;

Thence in a northwestern direction 250 feet, more or less, along the rear property line of
3597, 3589 and 3581 Antilles Drive, to a point;

Thence in a southwestern direction 150 feet, more or less, along the rear property line of
3581, 3573 and 3565 Antilles Drive to a point;

Thence in a northwestern direction 850 feet, more or less, along the rear property lines of
3565-3509 Antilles Drive to the northernmost rear property corner of 3509 Antilles
Drive;

Thence in a northwestern direction 300 feet, more or less, along the rear property line of
3501 Antilles Drive to the westernmost rear property corner of 3501 Antilles Drive;

Exhibit "A"

1 & 2

Thence in a northeastern direction 500 feet, more or less, along the rear property lines of 3500 and 3508 Antilles Drive and along the rear property line of 3501 Caicos Court, to a point;

Thence in a northeastern direction 600 feet, more or less, along the rear property line of 3501 and 3500 Caicos Court and 2133 and 2141 Antigua Drive to the northernmost rear corner of 2141 Antigua Drive;

Thence in a northeastern direction 600 feet, more or less, along the rear property lines of 2149 Antigua Drive and 2163 Bahama Road to a point being the northernmost corner of 2163 Bahama Road;

Thence in a southeastern direction 200 feet, more or less, crossing the right of way of Bahama Road and continuing along the rear property line of 2138 Bahama Road to the easternmost rear corner of 2138 Bahama Road;

Thence in a southeastern direction 200 feet, more or less, along the rear property lines of 2130 and 2122 Bahama Road to the easternmost rear corner of 2122 Bahama Road;

Thence in a southeastern direction 100 feet, more or less, along the rear property line of 2114 Bahama Road to a point;

Thence in a southeastern direction 550 feet, more or less, along the rear property lines of 2106-2074 Bahama Road to a point;

Thence in a southeastern direction 500 feet, more or less, along the rear property lines of 2066-2042 Bahama Road to a point;

Thence in a southeastern direction 100 feet, more or less, along the easternmost property line of 2042 Bahama Road to a point in the centerline of Bahama Road, BEING THE POINT OF BEGINNING;

Containing 47.07 gross acres, more or less, and containing all of the property known as 2101-2181 Antigua Drive, 3500-3637 Antilles Drive, 2042-2138 Bahama Road, 2145-2163 Bahama Road (odd addresses), 3500-3517 Caicos Court, 3624-3665 Eleuthera Court, 2101-2149 Marquesas Lane, and 3600-3609 Montego Court.

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).

AREA
1

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, 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 \pm 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 \pm 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.

MAJOR

Liz Dannehl
CLERK OF URBAN COUNTY COUNCIL

G: CW/ord190

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.

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.