

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).

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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

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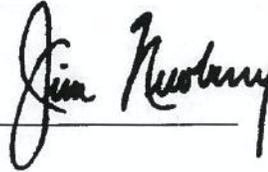
preserve the existing character of the neighborhood by establishing design standards for accessory structures, prohibiting detached accessory buildings and above-ground pools, and fencing, requiring fences to be located behind the front of the principal building and prohibiting the use of wire material;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

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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.