

ORDINANCE NO. 20-15

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY ADJOINING MAGNOLIA POINTE SUBDIVISION BEING LOCATED IN THE CITY LIMITS

WHEREAS, Frazier Realty Co., LLC & Fritz Family Trust, Owners, have filed with the Richmond Planning and Zoning Commission an Application for a Zoning Map Amendment for property adjoining the Magnolia Point Subdivision; and

WHEREAS, the property in question is currently zoned AG (Agriculture) and the applicants requested that it be rezoned to R1C (Single Family Residential); and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the requested zone change on June 25, 2020 in the course of which it received evidence and testimony from persons in favor of and opposed to the requested zone change; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission voted to recommend that the zone change be granted; and

WHEREAS, the Planning and Zoning Commission, at its meeting, adopted written Findings of Fact as to the zone change, and the issue is now before the Board of Commissioners for final determination; and

WHEREAS, the Board of Commissioners believes it to be in the public interest that it adopts the recommendation of the Planning and Zoning Commission in accordance with the Findings of Fact adopted by that body;

NOW, THEREFORE, BE IT ORDAINED that:

SECTION I

The Board of Commissioners does hereby adopt the recommendation of the Richmond Planning and Zoning Commission as to the requested zone change.

The property in question, located in Richmond, Madison County, Kentucky, as to which the zone change shall apply, is:

All that certain piece, parcel or tract of land located in the City of Richmond, Madison County, Kentucky, lying approximately 3,000 feet north of Four Mile Road, 3,000 feet northeast of the Robert R. Martin ByPass, 3,500 feet southeast of Union City Road, and more particularly described as follows:

Beginning at the southwest corner of the property described herein; said point being in the line of Katherine Flood (DB 685, Pg 174) and having Kentucky State Plane, Single Zone Coordinates of North 3,806,539.87, East 5,348,511.96;

Thence with the line of Flood N 17°27'36" E a distance of 44.80'; thence N 17°41'48" E, passing a corner to Fritz Family Trust/Frazier Realty co., LLC (DB 730, Pg 92 & DB 451, Pg 184), in all a distance of 324.03'; thence continuing with Fritz/ Frazier N 19°23'05" E a distance of 167.33'; thence N 20°22'19" E a distance of 351.88; thence N 19°21'18" E a distance of 312.03'; thence N 19°34'29" E a distance of 207.42'; thence N 20°41'28" E a distance of 304.36'; thence N 20°24'47" E a distance of 368.37'; thence N 21°58'52" E a distance of 186.22', a corner to Collins Interests, Ltd (DB 560, Pg 746); thence with the line of Collins S 84°51'49" E a distance of 28.61'; thence S 82°24'02" E a distance of 421.83; thence S 83°31'05" E a distance of 170.63'; thence S 83°04'00" E a distance of 521.83'; thence S 82°56'40" E a distance of 230.06'; thence S 83°36'11" E a distance of 344.04'; thence S 82°05'59" E a distance of 187.78'; thence S 48°14'15" E a distance of 8.08', a corner to Chad & Melissa Overman (DB 600, Pg 647); thence with the line of Overman S 21°17'47" W a distance of 909.46', a corner to Hampton Ridge Subdivision, Phase III (PB 24, Pg 289); thence with Hampton Ridge Subdivision S 21°35'29" W a distance of 265.66'; thence S 21°25'52" W a distance of 190.07'; thence leaving Hampton Ridge with a line through the lands of Fritz/ Frazier (aforementioned) and being the current boundary between R-IC and AG zoning districts, S 73°59'25" W a distance of 2,254.96' to the Point of Beginning, having an area of 77.245 acres, more or less.

Being a portion of the lands of the lands of the Fritz Family Trust & Frazier Realty Co., LLC, as recorded in Deed Book 730, Page 92, and Deed Book 451, Page 184, in the office of the Madison County Clerk.

The Board of Commissioners does hereby adopt the written Findings of Fact adopted by the Planning and Zoning Commission as its Findings of Fact. In accordance with those Findings, the zoning of the said property shall be, and hereby is, changed from AG to R-1C.

SECTION II

The Director of Planning and Zoning shall make the appropriate changes to the official map of the City of Richmond, Kentucky.

SECTION III

This Ordinance shall be effective immediately upon its enactment following second reading, and publication in accordance with the requirements of applicable Kentucky law.

DATE OF FIRST READING: July 14, 2020
MOTION BY: Commissioner Brewer
SECONDED BY: Commissioner Grant

DATE OF SECOND READING: July 21, 2020

MOTION BY:
SECONDED BY:

Commissioner McDaniel
Commissioner Brewer

VOTE

Commissioner Brewer
Commissioner Grant
Commissioner McDaniel
Commissioner Morgan
Mayor Blythe

YES	NO
x	
x	
x	
absent	
x	



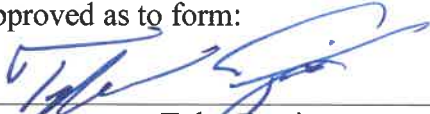
Mayor Blythe

ATTEST:



City Clerk

Approved as to form:



City Attorney, Tyler Frazier