

ORDINANCE NO. 20-16

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY WITHIN SPRINGHOUSE APARTMENT COMMUNITY LOCATED WITHIN CITY LIMITS

WHEREAS, Spring House Development Company, LLC, Owner, has filed with the Richmond Planning and Zoning Commission an Application for a Zoning Map Amendment for two properties, Parcels A & B, within Spring House apartment community; and

WHEREAS, the Parcel A in question is currently zoned B-3 (Business) requesting change to R-3 (Multifamily), the Parcel B being currently zoned. R-3 (Multifamily) requesting change to B-3 (Business)

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 properties in question, located in Richmond, Madison County, Kentucky, as to which the zone change shall apply, are:

Parcel A:

A certain tract of land, located on the South side of Duckhorn Drive in Richmond, Madison County, Kentucky and better described as follows:

Beginning at a set iron pin and cap and common corner to Tract 1 of the Spring House Development Company property (DB 725 PG 276); thence with Tract 1 the following 3 calls:

Curving to the left, having a radius of 2,790.97' and a chord bearing and distance of N 16°48'32" W 28.82' to a found 5/8" diameter pin with cap, stamped "Vision PLS #3674"; thence

N 17°06'16" W 204.87' to a found 5/8" diameter pin with cap, stamped "Vision PLS #3674"; thence

N 72°53'44" E 161.57' to a set iron pin and cap; thence leaving Tract 1 and severing Tract 2 of the Spring House Development Company property (DB 742 PG 156, DB 725 PG 270, DB 725 PG 276, and DB 725 PG 279) S 17°34'47" W 284.18' to a set iron pin and cap at the point of beginning, containing 0.43 acres more or less by survey performed June 10, 2020 by Abacus Engineering and Land Surveying, Inc., Dwayne Wheatley LPLS #3265 and being a portion of the same property conveyed to Spring House Development Company in Deed Book 742 Page 156, Deed Book 725 Page 270, Deed Book 725 Page 276, and Deed Book 725 Page 279 of record in the Madison County Clerk's office.

Parcel B:

A certain tract of land, located on the South side of Duckhorn Drive and North of Briarwood Estates (PB 24 PG 88) in Richmond, Madison County, Kentucky and better described as follows:

Beginning at a set iron pin and cap and common corner to Tract 2 of the Spring House Development Company property (DB 742 PG 156, DB 725 PG 270, DB 725 PG 276, AND DB 725 PG 279); thence with Tract 2 curving to the right, having a radius of 2,790.97' and a chord bearing and distance of S 06°58'34" E 324.41' to a found 5/8" diameter pin with cap, stamped "Vision PLS #3674" and common corner to Briarwood Estates (PB 24 PG 88); thence leaving Tract 2 with Briarwood Estates N 88°02'22" W 97.59' to a set iron pin and cap; thence leaving Briarwood Estates and severing Tract 1 of the Spring House Development Company property (DB 725 PG 276) N 10°20'15" E 323.92' to a set iron pin and cap at the point of beginning, containing 0.38 acres more or less by survey performed June 10, 2020 by Abacus Engineering and Land Surveying, Inc., Dwayne Wheatley LPLS #3265 and being a portion of the same property conveyed to Spring House Development Company in Deed Book 742 Page 276 of record in the Madison County Clerk's office.

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 properties shall be, and hereby are, changed from

B-3 to R-3 as to Parcel A, and R-3 to B-3 as to Parcel B.

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 McDaniel
SECONDED BY: Commissioner Grant

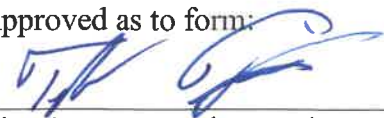
DATE OF SECOND READING: July 21, 2020
MOTION BY: Commissioner Grant
SECONDED BY: Commissioner McDaniel

VOTE	YES	NO
Commissioner Brewer	x	
Commissioner Grant	x	
Commissioner McDaniel	x	
Commissioner Morgan	absent	
Mayor Blythe	x	


Mayor Blythe

ATTEST:

City Clerk

Approved as to form:

City Attorney, Tyler Frazier