

ORDINANCE NO. 21-12

AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY ON DUCKHORN DRIVE LOCATED WITHIN CITY LIMITS

WHEREAS, Spring House Commercial, LLC, Owner, has filed with the Richmond Planning and Zoning Commission an Application for a Zoning Map Amendment for 2.46 Acres on Duckhorn Drive and checkerboard Circle just off the Robert R. Martin Bypass.; and

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

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the requested zone change on April 21, 2021 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, are:

**Zone Change from B-3 to R-3
For
Spring House Commercial LLC.
New Tract 2, Duckhorn Drive
Richmond, Madison County, KY**

A CERTAIN PARCEL OF LAND LYING ALONG THE WESTERN RIGHT OF WAY OF THE RICHMOND BYPASS, WITHIN THE CITY OF RICHMOND, COUNTY OF MADISON, COMMONWEALTH OF KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF DUCKHORN DRIVE AS DEPICTED ON STREET DEDICATION PLAT OF RECORD AT PLAT CABINET 29, SLIDE 58 OF THE MADISON COUNTY CLERK'S RECORDS, SAID POINT BEING SOUTH 73°47'18" WEST 442.97 FEET ALONG SAID SOUTHERN RIGHT OF WAY LINE FROM THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF THE RICHMOND BY-PASS; THENCE SEVERING THE CURRENT B-3 ZONE FOR FOUR (4) CALLS:

1. SOUTH 16°12'42" EAST A DISTANCE OF 249.57 FEET;
2. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 17.09', A RADIUS OF 265.00', A CHORD BEARING OF SOUTH 14°21'52" EAST, AND A CHORD LENGTH OF 17.08';
3. SOUTH 12°31'03" EAST A DISTANCE OF 20.31 FEET;
4. SOUTH 77°28'57" WEST A DISTANCE OF 416.07 FEET TO A POINT ON THE LINE OF NEW TRACT 1 AS DEPICTED ON MINOR CONSOLIDATION PLAT OF SPRING HOUSE DEVELOPMENT COMPANY, INC. PROPERTY PLAT OF RECORD AT PLAT CABINET 29, SLIDE 111, SAID POINT ALSO BEING ON THE CURRENT R-3 ZONE DELINEATION LINE; THENCE WITH THE LINE OF SAID NEW TRACT 1 AND R-3 ZONE LINE FOR THREE (3) CALLS:
 5. NORTH 15°03'47" WEST A DISTANCE OF 52.59 FEET;
 6. NORTH 18°37'33" EAST A DISTANCE OF 284.51 FEET;
 7. NORTH 73°47'18" EAST A DISTANCE OF 47.15 FEET TO A POINT AT THE WESTERN TERMINUS OF SAID DUCKHORN DRIVE; THENCE WITH SAID WESTERN TERMINUS LINE AND CONTINUING WITH THE LINES OF SAID NEW TRACT 1 AND CURRENT R-3 ZONE DELINEATION LINE FOR TWO (2) CALLS:
 8. NORTH 73°47'18" EAST A DISTANCE OF 39.64 FEET;
 9. NORTH 16°12'42" WEST A DISTANCE OF 19.21 FEET TO A POINT AT THE CENTERLINE OF SAID DUCKHORN DRIVE; THENCE WITH SAID CENTERLINE SEVERING THE CURRENT B-3 ZONE FOR TWO (2) CALLS:
 10. ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 68.79', A RADIUS OF 200.00', A CHORD BEARING OF NORTH 83°38'32" EAST, AND A CHORD LENGTH OF 68.45';
 11. NORTH 73°47'18" EAST A DISTANCE OF 99.26 FEET; THENCE LEAVING SAID CENTERLINE AND CONTINUING WITH SAID B-3 ZONE SEVERANCE FOR ONE (1) CALL:
 12. SOUTH 16°12'42" EAST A DISTANCE OF 33.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.460 ACRES.

Property conveyed to Spring House Development Company in Deed Book 791 Page 624, 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.

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 are, changed from B-3 to R-3.

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: May 25, 2021
MOTION BY: Commissioner McDaniel
SECONDED BY: Commissioner Arnold

DATE OF SECOND READING: June 09, 2021
MOTION BY: Commissioner McDaniel
SECONDED BY: Commissioner Brewer

VOTE	YES	NO
Commissioner Arnold	x	
Commissioner Brewer	x	
Commissioner McDaniel	x	
Commissioner Newby	x	
Mayor Blythe	x	



Mayor Blythe

ATTEST:


City Clerk

Approved as to form:

A handwritten signature in blue ink, appearing to read 'Tyler Frazier', is positioned above a horizontal line.

City Attorney, Tyler Frazier