

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 15-004

AN ORDINANCE AMENDING THE GEORGETOWN-SCOTT COUNTY ZONING ORDINANCE

SUMMARY

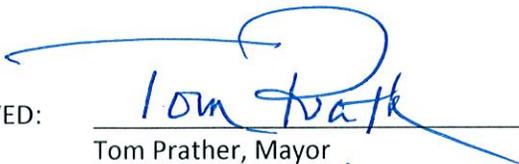
Amends the Georgetown-Scott County Zoning Ordinance to show a change in the zoning classification for certain real property consisting of a total of 24.56 acres located at 252 McClelland Circle, for 19.34 acres from Community Commercial (B-4) to Residential (R-2 PUD) and for 5.22 acres from Residential (R-2) to Residential (R-2 PUD) in the City of Georgetown, Scott County, Kentucky; provides for severability of provisions and an effective date upon passage and publication.

The full text of Ordinance 15-004 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

INTRODUCED AND PUBLICLY READ FIRST TIME: April 27, 2015

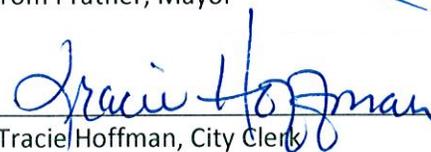
PUBLICLY READ SECOND TIME AND PASSED: May 11, 2015

APPROVED:



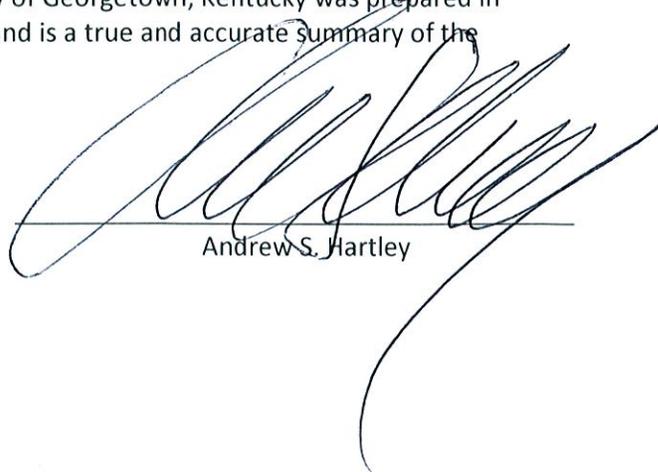
Tom Prather, Mayor

ATTEST:



Tracie Hoffman, City Clerk

I, Andrew S. Hartley, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 North Court Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 15-004 of the City of Georgetown, Kentucky was prepared in accordance with the requirements of KRS 83A.060(9), and is a true and accurate summary of the contents of said Ordinance.



Andrew S. Hartley

CITY OF GEORGETOWN
ORDINANCE NO. 15-004

AN ORDINANCE RELATED TO CHANGING THE ZONE OF CERTAIN REAL PROPERTY CONTAINING A TOTAL OF 24.56 ACRES, MORE OR LESS, OWNED BY SIKURA PROPERTIES, LLC SITUATED AT 252 MCCLELLAND CIRCLE, FROM RESIDENTIAL (R-2) AND COMMUNITY COMMERCIAL (B-4) TO RESIDENTIAL (R-2 PUD) IN THE CITY OF GEORGETOWN, SCOTT COUNTY, KENTUCKY.

WHEREAS, the application of Ball Homes, LLC, whose address is 3609 Walden Drive Lexington, KY 40517 (pursuant to a Sale and Purchase Contract with the owners, Sikura Properties, LLC whose address is 640 N. Yarnallton Pike Lexington, KY 40511) having been filed with the Georgetown-Scott County Planning Commission on or about the 2nd day of March, 2015, requesting a zoning classification change of certain real property consisting of a total of 24.56 acres located at 252 McClelland Circle, for 19.34 acres from Community Commercial (B-4) to Residential (R-2 PUD) and for 5.22 acres from Residential (R-2) to Residential (R-2 PUD) in the City of Georgetown, Scott County, Kentucky; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 9th day of April, 2015, pursuant to notice according to law and with a quorum present and voting; and

WHEREAS, after taking testimony on the application and fully considering same, the Planning Commission voted to recommend approval of the application to the Georgetown City Council; and

WHEREAS, the City Council, after fully considering the application, Staff Report, record and recommendation of approval by the Planning Commission, conducted a public hearing on said application and voted by majority vote of the entire Council to approve the application for zone change on the basis of (1) the proposed R-2 (PUD) zoning is in compliance with the 2011 Georgetown-Scott County Comprehensive Plan; and (2) the zoning of Community Commercial (B-4) is inappropriate and improper and Residential (R-2 PUD) is appropriate, thereby granting the requested zoning classification changes for the subject property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL,
GEORGETOWN, KENTUCKY, AS FOLLOWS:**

SECTION I – That the Georgetown-Scott County Zoning Ordinance be amended to show a change in the zoning classification for certain real property consisting of a total of 24.56 acres located at 252 McClelland Circle, for 19.34 acres from Community Commercial (B-4) to Residential (R-2 PUD) and for 5.22 acres from Residential (R-2) to Residential (R-2 PUD) in the City of Georgetown, Scott County, Kentucky; all in accordance with the application for same, said properties being more fully described as follows:

SEE LEGAL DESCRIPTION OF PROPERTY WHICH IS THE SUBJECT OF THESE ZONING CLASSIFICATION CHANGES, ATTACHED HERETO, INCORPORATED HEREIN, AND MADE A PART HEREOF BY REFERENCE AS EXHIBIT “A”.

The subject property is further identified by the drawing attached as EXHIBIT “B”

SECTION II – That the Georgetown-Scott County Planning Commission is hereby directed to show these zoning classification changes on the official zone map and to make reference to the number of this Ordinance.

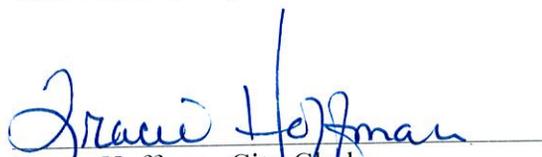
SECTION III – If any portion of this Ordinance is for any reason held invalid or unlawful such portion shall be deemed a separate provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION IV – This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME:
PUBLICLY READ SECOND TIME AND PASSED:

April 27, 2015
May 11, 2015

APPROVED: 
Tom Prather, Mayor

ATTEST: 
Tracie Hoffman, City Clerk

SIKURA PROPERTIES
Zone Change From B-4 to R-2 (PUD)
252 McClelland Circle (a portion of)
Georgetown, Scott County, Kentucky

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the existing south right of way of McClelland Circle, said point also being the northwestern corner of the Gano Baptist Church Property; thence with the western line of the Gano Baptist Church Property for the following three (3) calls: South 34 Degrees 04 Minutes 00 Seconds West, 191.80 feet to a point; thence South 32 Degrees 31 Minutes 00 Seconds West, 181.90 feet to a point; thence South 32 Degrees 04 Minutes 00 Seconds West, 441.00 feet to a point; thence leaving the Gano Baptist Church Property North 49 Degrees 35 Minutes 45 Seconds West, 970.79 feet to a point in the eastern line of the Lewis Bradley Property; thence with the eastern line of the Lewis Bradley Property for the following three (3) calls: North 24 Degrees 28 Minutes 00 Seconds East, 79.84 feet to a point; thence North 24 Degrees 40 Minutes 00 Seconds East, 714.60 feet to a point; thence North 23 Degrees 22 Minutes 00 Seconds East, 115.70 feet to a point in the existing south right of way of McClelland Circle; thence with said right of way for the following nine (9) calls: South 45 Degrees 00 Minutes 00 Seconds East, 117.40 feet to a point; thence South 49 Degrees 46 Minutes 00 Seconds East, 14.30 feet to a point; thence South 43 Degrees 01 Minutes 00 Seconds East, 199.00 feet to a point; thence South 40 Degrees 42 Minutes 00 Seconds East, 246.70 feet to a point; thence South 40 Degrees 41 Minutes 00 Seconds East, 30.10 feet to a point; thence South 40 Degrees 06 Minutes 00 seconds East, 74.70 feet to a point; thence South 50 Degrees 12 minutes 00 Seconds East, 251.40 feet to a point; thence South 53 Degrees 19 minutes 00 Seconds East, 75.30 feet to a point; thence South 55 Degrees 48 Minutes 00 Seconds East, 108.30 feet to the POINT OF BEGINNING and containing 19.34 acres gross and net.

SIKURA PROPERTIES
Zone Change From R-2 to R-2 (PUD)
252 McClelland Circle (a portion of)
Georgetown, Scott County, Kentucky

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the existing south right of way of McClelland Circle, said point also being the northeastern corner of the Lewis Bradley Property; thence with the eastern line of the Lewis Bradley Property for the following three (3) calls: South 23 Degrees 22 Minutes 00 Seconds West, 115.70 feet to a point; thence South 24 Degrees 40 Minutes 00 Seconds West, 714.60 feet to a point; thence South 24 Degrees 28 Minutes 00 Seconds West, 79.84 feet to the TRUE POINT OF BEGINNING; thence leaving said eastern line South 49 Degrees 35 Minutes 45 Seconds East, 779.69 feet to a point; thence South 52 Degrees 11 Minutes 26 Seconds West, 89.71 feet to a point; thence North 33 Degrees 32 Minutes 55 Seconds West, 70.00 feet to a point; thence South 62 Degrees 29 Minutes 00 Seconds West, 293.17 feet to a point; thence North 61 Degrees 31 Minutes 00 Seconds West, 361.60 feet to a point; thence North 11 Degrees 06 Minutes 58 Seconds West, 118.60 feet to a point; thence North 39 Degrees 06 Minutes 00 Seconds West, 42.80 feet to a point in the eastern line of Lewis Bradley Property; thence with said eastern line North 24 Degrees 28 Minutes 00 Seconds East, 346.56 feet to the POINT OF BEGINNING and containing 5.22 acres gross and net.

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