

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 17-016

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 16.299 ACRES LOCATED AT PLEASANT VALLEY SUBDIVISION, SECTION 2, PHASE 2, UNIT 3, GEORGETOWN COUNTY, KENTUCKY FROM R-1C (PUD) and R-2 (PUD).

SUMMARY

Amends the official Georgetown-Scott County Zoning Map to show a change in the zoning classification for certain real property consisting of certain real property consisting of a total of 16.299 acres located at Pleasant Valley Subdivision, Section 2, Phase 2, Unit 3, Georgetown, Scott County, Kentucky from R-1C (PUD) and R-2 (PUD) (Medium Density Residential); provides for severability, repeal of inconsistent ordinances and an effective date upon passage and publication.

The full text of Ordinance 17-016 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

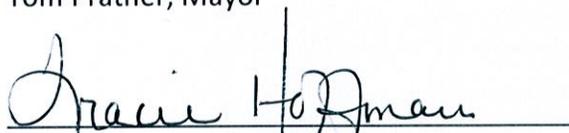
INTRODUCED AND PUBLICLY READ FIRST TIME: November 27, 2017

PUBLICLY READ SECOND TIME AND PASSED: December 11, 2017

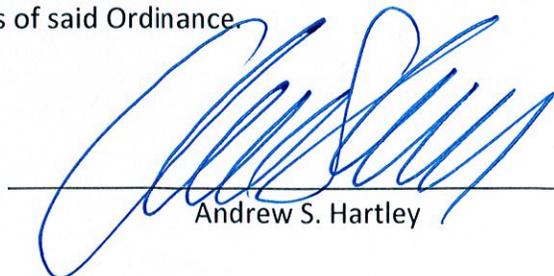
APPROVED:


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 17-016 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. 17-016

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 16.299 ACRES LOCATED AT PLEASANT VALLEY SUBDIVISION, SECTION 2, PHASE 2, UNIT 3, GEORGETOWN COUNTY, KENTUCKY FROM R-1C (PUD) and R-2 (PUD).

SPONSOR: Council Member Connie Tackett

WHEREAS, the application of PV Land, LLC, with a mailing address of 153 Patchen Drive, Suite 51, Lexington, Kentucky, 40517 having been filed with the Georgetown-Scott County Planning Commission on or about the 1st day of September, 2017, requesting a zoning classification change of certain real property consisting of a total of 16.299 acres located at Pleasant Valley Subdivision, Section 2, Phase 2, Unit 3, Georgetown, Scott County, Kentucky from R-1C (PUD) and R-2 (PUD) (Medium Density Residential), as more particularly described in Exhibits A and B, attached hereto and incorporated by reference herein; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 9th day of November, 2017, 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 make certain findings of fact and to recommend approval of the application to the Georgetown City Council; and

NOW, THEREFORE, Be it ordained by the City of Georgetown, Kentucky:

SECTION ONE

That the Findings of Fact and Recommendations of the Planning Commission are hereby adopted and incorporated herein as if fully copied at length.

SECTION TWO

That the Georgetown-Scott County official zoning map is hereby amended to show a change in the zoning classification for certain real property consisting of a total 16.299 acres

located at Pleasant Valley Subdivision, Section 2, Phase 2, Unit 3, Georgetown, Scott County, Kentucky, as more particularly described in Exhibits A and B, from R-1C (PUD) and R-2 (PUD) (Medium Density Residential), in the City of Georgetown, Scott County, Kentucky.

SECTION THREE

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

SECTION FOUR

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 FIVE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION SIX

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

PUBLICLY INTRODUCED AND READ FIRST TIME: November 27, 2017

PUBLICLY READ SECOND TIME AND PASSED: December 11, 2017

APPROVED: Tom Prather
Tom Prather, Mayor

ATTEST: Tracie Hoffman
Tracie Hoffman, City Clerk

(Pleasant Valley, Section 2, Phase 2, Unit 3)
Exhibit A

Being all of Pleasant Valley, Section 2, Phase 2, Unit 3 (the boundary of which is more particularly set forth on the attached preliminary subdivision plat)

being a part of the same property conveyed to PV Land, LLC, a Kentucky limited liability company, by Deed of Conveyance from BTCR, LLC, a Kentucky limited liability company, dated August 19, 2016, of record in Deed Book 380, Page 480, in the Scott County Clerk's Office.

ADDITIONAL ADJOINERS	
LOT	OWNER AND DEED SOURCE
209	P.V. LAND, LLC D.B. 380 PG. 480
210	P.V. LAND, LLC D.B. 380 PG. 480
211	P.V. LAND, LLC D.B. 380 PG. 480
212	P.V. LAND, LLC D.B. 380 PG. 480
213	P.V. LAND, LLC D.B. 380 PG. 480
214	MILLER, JOSH, JAC. & LAURENVA U.B. 354 PG. 150
93	PRISTAS, JAMES A. & ERICAVY D.B. 352 PG. 115
92	MANLEY, TRAVIS & BETHANIE SADDERS D.B. 348 PG. 631
91	GARRETT, THOMAS WAYNE & TRENDAJO D.B. 380 PG. 119
90	SIMPSON, PATRICIA & BRETT D.B. 335 PG. 195

CURVE TABLE	
CURVE BEARING	104.8146E
L1	N 13 23 57 W 99.96'
L2	S 63 29 48 W 33.81'
L3	S 54 42 10 E 72.43'
L4	S 67 11 11 E 23.82'
L5	N 80 38 28 W 83.07'
L6	S 23 31 25 E 87.44'
L7	N 32 40 04 E 144.16'
L8	S 42 39 58 W 51.62'
L9	S 42 23 58 W 71.16'
L10	S 22 27 10 W 45.86'
L11	S 22 44 14 W 37.15'
L12	S 50 44 34 W 85.82'
L13	S 47 12 23 W 76.93'
L14	S 18 14 28 W 75.78'
L15	N 09 11 05 E 45.03'
L16	N 08 58 27 E 284.09'
L17	S 35 38 51 W 24.81'
L18	N 58 55 51 E 131.82'
L19	N 12 14 17 W 25.98'
L20	N 67 32 15 W 703.04'
L21	N 10 25 11 E 168.11'
L22	N 10 37 01 E 625.24'
L23	S 19 36 48 W 473.73'
L24	S 71 14 28 E 118.00'
L25	N 02 03 55 E 85.77'
L26	S 19 32 41 W 413.33'

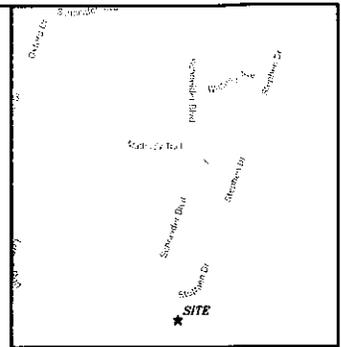
STATISTICS

TOTAL ACREAGE - 16.299 ACRES
 EXISTING ZONE - R-1C PUD
 PROPOSED ZONE - R-2 PUD

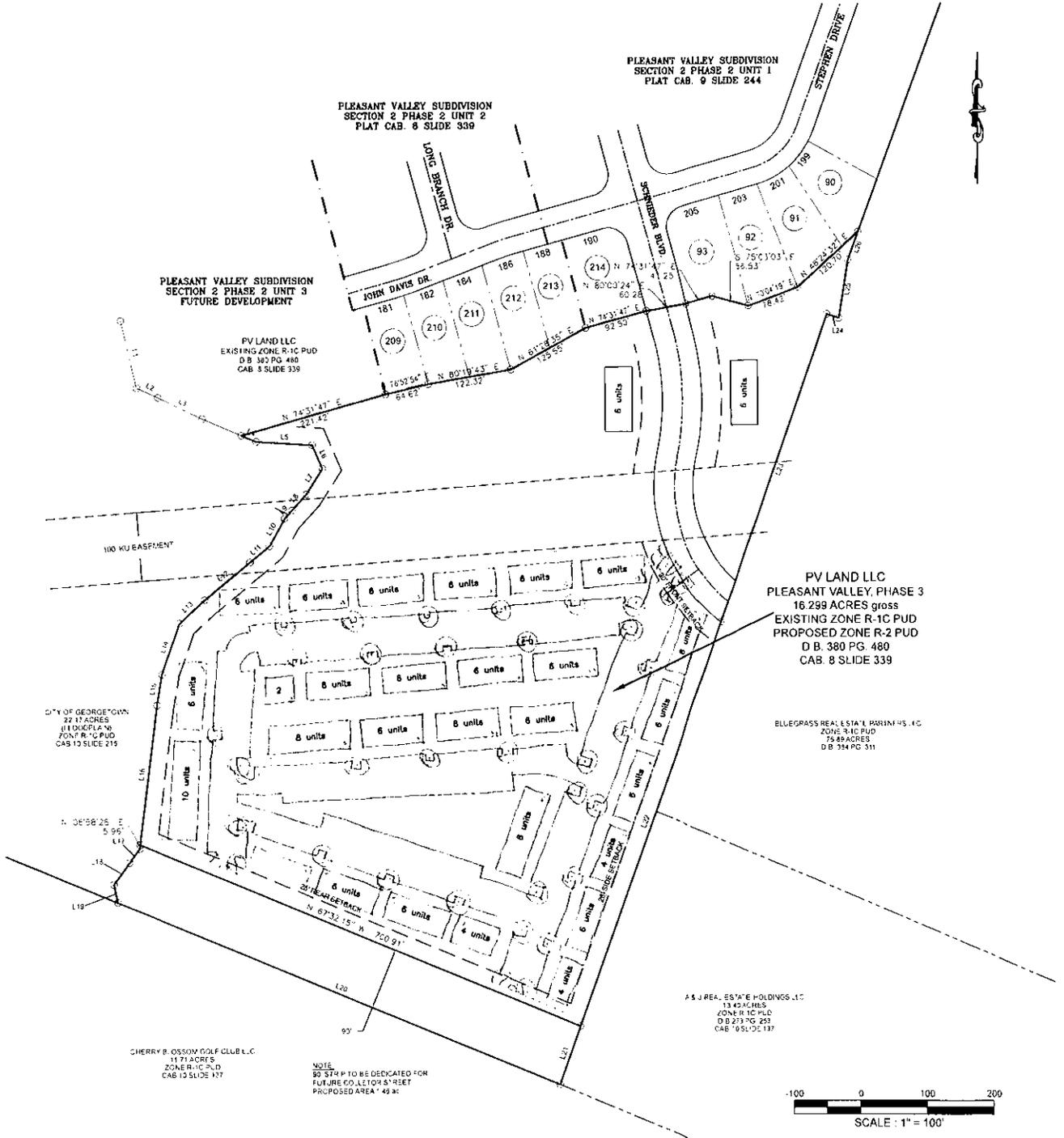
FUTURE R/W - 1.464 ACRES
 SCHNEIDER R/W - 0.628 ACRES
 NET ACREAGE - 14.207 ACRES

PROPOSED UNITS - 170
 NET DENSITY - 11.97

UNITS ARE TOWNHOMES/CONDOMINIUMS - TWO STORY



VICINITY MAP



ZONE MAP AMENDMENT
 PLEASANT VALLEY SUBDIVISION
 SECTION 2, PHASE 2, UNIT 3
 SCHNEIDER BOULEVARD, GEORGETOWN, KY.

SCALE:	DATE:
1"=100'	9-01-17
REVISED:	DRAWN BY:
10-25-17	ABC
CAD NAME:	
zone map-213	

THOROUGHBRED ENGINEERING
 SURVEYORS • ENGINEERS • PLANNERS
 110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 863-1756