

ORDINANCE NO. 04-2018

AN ORDINANCE FOR THE CITY OF ELIZABETHTOWN, KENTUCKY AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 600 FREEMAN LAKE ROAD FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL-2 (R-2)

Whereas, the Elizabethtown Planning Commission held a public hearing on October 24, 2017 and December 12, 2017, initiated by Bluegrass Developers of Hardin County for property located at 600 Freeman Lake Road, Elizabethtown, Kentucky.

Whereas, the Elizabethtown Planning Commission, based on the testimony at the public hearing, determined that the request to amend the official zoning map for property located at 600 Freeman Lake Road to a proposed zoning district classification of Residential-2 (R-2) would be in agreement with the City of Elizabethtown's Comprehensive Plan and that the proposed zoning classification would be appropriate for the property. In conformance with KRS 100, the Planning Commission has transmitted to the City Council findings of fact and a recommendation for approval of said request to amend the official zoning map including a summary of evidence and testimony from said hearing.

BE IT ORDAINED by the City of Elizabethtown, Kentucky that from and after the passage, approval and publication of this ordinance that the official zoning map is amended for property located 600 Freeman Lake Road from Residential-1 (R-1) to Residential-2 (R-2).

This action is taken pursuant to a request by Bluegrass Developers of Hardin County for property located at 600 Freeman Lake Road and pursuant to the recommendation of the City of Elizabethtown Planning Commission. The City Council also finds that the proposed zoning classification is appropriate and that the map amendment request is in agreement with numerous guidelines and policies found in the plan. The findings of fact of the Planning Commission in support of this zoning map amendment are adopted as if set out verbatim.

The legal description of said property is more particularly described in Exhibit A.

BE IT FURTHER ORDAINED that the Mayor of the City of Elizabethtown and/or her designate is and she is hereby authorized and directed to take all steps necessary to perfect this Ordinance.

READ THE FIRST TIME, the 18th day of December, 2017.

READ, ADOPTED AND APPROVED the 8th day of January, 2018.

EDNA B. BERGER, MAYOR

ATTESTED TO:

MARY CHAUDOIN, CITY CLERK

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EXHIBIT A – LEGAL DESCRIPTION

LEGAL DESCRIPTION

For Re-Zoning Purposes Only

**R1 (Suburban Residential) to R2 (Suburban Residential)
East Portion of Bluegrass Developers of Hardin County LLC Property
Deed Book 1444, Page 695**

A certain tract of land located on the west end of existing Freeman Lake Road and immediately adjacent to the south side of Freeman Lake Dam and more particularly described as follows:

Beginning at a point in the north right-of-way line of Freeman Lake Road, said point being a corner to Lot 77 of Lakeshire Section 3 (PC 1, Sht 2070); Thence with said right-of-way line of Freeman Lake Road South 07°26'44" West for a distance of 50.00 feet to a point, said point being a corner to Lot 76 of said Lakeshire Section 3; Thence with said Lot 76 line South 07°26'44" West for a distance of 150.00 feet to a point in the line of Lot 2A of Clays Pointe Subdivision (PC 1, Sht 4106); Thence with the north line of said Clays Pointe Subdivision then with the north line of Lot 1D of Shahrzad Subdivision North 82°33'16" West for a distance of 1197.94 feet to a point, said point being a corner to a new division line of Bluegrass Developers property (DB 1444, Pg 695); Thence with said new division line South 74°53'04" West for a distance of 181.66 feet to a point, a corner to Trieloff Property (DB 1418, Pg 996); Thence with said Trieloff line North 25°21'12" East for a distance of 360.30 feet to a point in the line of City of Elizabethtown property (DB 374, Pg 166); Thence with said City of Elizabethtown line North 86°26'49" East for a distance of 255.20 feet to a point; Thence continuing with said City of Elizabethtown line North 66°51'33" East for a distance of 864.71 feet to a point, a rear corner to Lot 51 of Lakeshire Section 2 (PC 1, Sht 1242); Thence with said Lot 51 rear line then Lot 52 rear line South 07°26'44" West for a distance of 386.84 feet to a point; Thence continuing with said Lot 52 line then Lot 53 line South 82°33'16" East for a distance of 240.00 feet to a point, a corner to said Lot 77 of Lakeshire Section 3; Thence with said Lot 77 line South 07°26'44" West for a distance of 160.00 feet to a point; Thence continuing with said Lot 77 South 45°41'08" East for a distance of 25.00 feet to the point of beginning and containing 13.525 acres per calculation by Warren L. Clifford – PLS# 2124 dated 29 August 2017