

**ORDINANCE NO. 23-25**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY LOCATED AT 291 TATES CREEK AVE WITHIN CITY LIMITS**

**WHEREAS, Trifecta Blue, LLC, Frazier Realty Co., LLC and Tudor Holdings, LLC, Owners, has filed with the Richmond Planning and Zoning Commission an Application for a Zoning Map Amendment at 291 Tates Creek Ave, for Tracts 1-4 with a total of 100.81 +/- Acres, Richmond, KY; and**

**WHEREAS, the property is currently zoned Single Family Residential-large lot (R1-A) Tract 3 54.66 Acres, and Two -Family Duplexes (R-2) Tract 2 15.15 Acres, and Multi-family Apartments (R-3) Tract 1 26.65 Acres and Tract 4 4.33 Acres and requesting change to Tract 4 be expanded from 4.33 Acres to 6.32 acres while simultaneously reducing the size of Tract 1 from 26.65 acres to 24.66 acres.**

**WHEREAS, the Planning and Zoning Commission conducted a public hearing on the requested zone change on July 19, 2023 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 hearings, 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:

The Board of Commissioners does hereby adopt the written Findings of Fact adopted by the Planning and Zoning Commission as its Findings of Fact.

The Findings, the zoning of the said property shall be, and hereby are, changed from zoned

**Single Family Residential-large lot (R1-A) Tract 3 54.66 Acres, and Two -Family Duplexes (R-2) Tract 2 15.15 Acres, and Multi-family Apartments (R-3) Tract 1 26.65 Acres and Tract 4 4.33 Acres**

and requesting change to

**Single Family Residential-large lot (R1-A) Tract 3 54.66 Acres, and Two -Family Duplexes (R-2) Tract 2 15.15 Acres, and Multi-family Apartments (R-3) Tract 1 24.66 Acres and Tract 4 6.32 Acres**

**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 25, 2023  
**MOTION BY:** Commissioner Newby  
**SECONDED BY:** Commissioner Goble

**DATE OF SECOND READING:** August 08, 2023  
**MOTION BY:** Commissioner Cole  
**SECONDED BY:** Commissioner Goble

<b>VOTE</b>	<b>YES</b>	<b>NO</b>
Commissioner Brewer	x	
Commissioner Cole	x	
Commissioner Goble	x	
Commissioner Newby	x	
Mayor Blythe	x	

  
\_\_\_\_\_  
Mayor Blythe

ATTEST:   
\_\_\_\_\_  
City Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read 'Tyler Frazier', written over a horizontal line.

City Attorney, Tyler Frazier



**ORDINANCE NO. 23-25**

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY CHANGING THE ZONING CLASSIFICATION FOR PROPERTY LOCATED AT 291 TATES CREEK AVENUE IN THE CITY LIMITS**

By Ordinance No. 23-25, the Board of Commissioners for the City of Richmond, Kentucky adopted the recommendation of the Planning and Zoning Commission and changed the zoning classification of a portion of the property at 291 Tates Creek Ave. The property in question consists of a tract of 100.81 +/- acres owned by Trifecta Blue, LLC, Frazier Realty Co., LLC and Tudor Holdings, LLC. The Owner had requested property currently zoned Single Family Residential-large lot (R1-A) Tract 3 54.66 Acres, and Two -Family Duplexes (R-2) Tract 2 15.15 Acres, and Multi-family Apartments (R-3) Tract 1 26.65 Acres and Tract 4 4.33 Acres and requested change to Tract 4 be expanded from 4.33 Acres to 6.32 acres while simultaneously reducing the size of Tract 1 from 26.65 acres to 24.66 acres. that portions of the tract be re-zoned from R-1A to R-2 and R-3. The Ordinance granted that request.

**ATTORNEY'S CERTIFICATION AS TO SUMMARY OF ORDINANCE FOR  
PUBLICATION**

**COMES NOW the undersigned Tyler Frazier, who does certify as follows:**

1. That he is a licensed and practicing attorney in the Commonwealth of Kentucky.
2. That he has prepared, for purposes of publication in accordance with the requirements of Chapter 424 of the Kentucky Revised Statutes, the attached summary or summaries of Ordinance(s) duly enacted by the Board of Commissioners for the City of Richmond, Kentucky.

Dated this the 8 day of Aug, 2023.

  
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Tyler Frazier

Ordinance: 23.25