

**CITY OF ANCHORAGE**

**ORDINANCE NO. 8, SERIES 2016**

**AN ORDINANCE AFFECTING AN AREA-WIDE REZONING  
FOR THE CITY OF ANCHORAGE AS RECOMMENDED BY THE  
LOUISVILLE METRO PLANNING COMMISSION REZONING ALL OF THE  
RESIDENTIAL LOTS IN THAT AREA OF ANCHORAGE KNOWN AS  
STONEBRIDGE TO THE NEWLY CREATED ZONING CATEGORY OF R-2A,  
REZONING THE PROPERTY AT 914 OLD HARRODS CREEK ROAD  
FROM R-4 TO R-1, AND REZONING THE PROPERTY LOCATED  
AT 805 SURREY LANE FROM R-4 TO R-1**

**WHEREAS**, the area of the City known as Stonebridge Subdivision, developed in the early 1980's, was originally zoned R-4, but as a condition of the City annexing the property, the developer was to rezone the property to R-1 so as to be in character with other properties in that area of the City; and,

**WHEREAS**, the Subdivision was developed to meet the R-1 standards that were in place at the time, but the rezoning to R-1 never occurred; and,

**WHEREAS**, following a community-wide rezoning in the late 1980's, the City dropped R-4 from its category of residential zones; and,

**WHEREAS**, there is no provision in the City's Zoning Code that covers those properties in the Stonebridge Subdivision; and,

**WHEREAS**, the City originally recommended down-zoning the property from R-4 to R-2, the most dense zone recognized in the City's Zoning Code; and,

**WHEREAS**, it was determined that several properties in the area would not comply with the requirements of the R-2 zoning district, and imposition of those requirements would create a potential hardship on the owners of other properties regarding possible expansion of their homes; and,

**WHEREAS**, working with the Louisville Metro Planning Commission (the "Commission"), and the Stonebridge Homeowners Association, the City has developed a new classification for its residential districts, R-2A; and,

**WHEREAS**, the Council, by its Resolution No. 4, Series 2015, adopted on November 9, 2015, requested that the Commission examine the down-zoning of all the lots of Stonebridge Subdivision from R-4 to a newly created Zoning District of R-2A, and to make its recommendations to the City; and,

**WHEREAS**, the Council through its Resolution No. 4, Series 2015, also requested that the Commission examine the down-zoning of Block 22, Lot 65, taken into the City by the same annexation through which the Stonebridge Subdivision became a part of the City, being the property on which the Church of the Epiphany is located at 914 Old Harrods Creek Road, from R-4 to R-1, on the basis that the application of the R-1 District, as it currently exists within the City, would impose no undue hardships on that property; and,

**WHEREAS**, the Council further requested through its Resolution No. 4, Series 2015, that the Commission down-zone the property located at 805 Surrey Lane from R-4 to R-1 on the basis that the property should have been down-zoned to R-1 through the area-wide rezoning of the late 1980's, was left out by mistake, and that the surrounding residential lots within the City are zoned R-1; and,

**WHEREAS**, the Commission, following a public hearing held on June 16, 2016, found that the proposed area-wide rezoning by the City complies with the Cornerstone 2020 Comprehensive Plan and with all applicable guidelines and policies therein; and,

**WHEREAS**, the Commission further found that the adoption by the City of an R-2A zoning classification, and down-zoning those properties within the Stonebridge Subdivision from R-4 to R-2A, placed those properties in a legally recognized zoning classification; and,

**WHEREAS**, the Commission further found that the R-2A zoning designation is appropriate for all of the properties within the Stonebridge Subdivision due to the special circumstances surrounding the development of Stonebridge Subdivision; and,

**WHEREAS**, the Commission further found that the R-1 zoning designation for the property identified as 914 Old Harrods Creek Road is appropriate because the R-1 zoning designation is best-suited for the property, its use and the surrounding area; and,

**WHEREAS**, the Commission further found that the R-1 zoning designation for the property identified as 805 Surrey Lane is appropriate because the surrounding properties are also zoned R-1.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ANCHORAGE, KENTUCKY, BY AND THROUGH ITS CITY COUNCIL, AS FOLLOWS:**

Section 1. The following Block and Lot Numbers, all within that area of the City known as the Stonebridge Subdivision, are rezoned from R-4 to R-2A:

2410-0001-0000	2410-0015-0000	2410-0029-0000	2486-0043-0000
2410-0002-0000	2410-0016-0000	2410-0030-0000	2486-0044-0000
2410-0003-0000	2410-0017-0000	2410-0031-0000	2486-0045-0000
2410-0004-0000	2410-0018-0000	2410-0032-0000	2486-0046-0000
2410-0005-0000	2410-0019-0000	2410-0033-0000	
2410-0006-0000	2410-0020-0000	2410-0034-0000	
2410-0007-0000	2410-0021-0000	2410-0035-0000	
2410-0008-0000	2410-0022-0000	2410-0036-0000	
2410-0009-0000	2410-0023-0000	2410-0037-0000	
2410-0010-0000	2410-0024-0000	2410-0038-0000	
2410-0011-0000	2410-0025-0000	2410-0039-0000	
2410-0012-0000	2410-0026-0000	2410-0040-0000	
2410-0013-0000	2410-0027-0000	2410-0041-0000	
2410-0014-0000	2410-0028-0000	2410-0042-0000	

Section 2: The property known as 914 Old Harrods Creek Road, commonly known as the Church of the Epiphany property, Block and Lot Number 022-0065-0000, is rezoned from R-4 to R-1.

Section 3: The property known as 805 Surrey Lane, Block and Lot Number 0295-0036-0006, is rezoned from R-4 to R-1.

Section 4: This Ordinance shall become effective upon its passage and publication according to law.

W. THOMAS HEWITT  
MAYOR, CITY OF ANCHORAGE

Renee Major  
City Clerk