

Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507



Docket

Tuesday, August 13, 2013

5:00 PM

Public Hearing - Zone Change

Council Chambers

Urban County Council

I. Roll Call**II. Ordinance – Second Reading**

1. [0650-13](#) An Ordinance changing the zone from a Neighborhood Business (B-1), Professional Office (P-1), Single Family Residential (R-1E) and High Density Apartment (R-4) zone to a Planned Shopping Center (B-6P) zone, for 3.1462 net (3.6588 gross) acres, for properties located at 704 Euclid Avenue, and 408, 412, 416 and 420 Marquis Avenue including dimensional variances, and imposing conditions upon approval as follows: the height of the building shall not exceed 28 feet above the finished floor elevation except in those limited areas (special design features) reflected on the preliminary development plan approved by the Planning Commission and the architectural renderings tendered to the Planning Commission; the building shall be built in substantial conformity with the architectural renderings tendered to the Planning Commission except for complementary and necessary adjustments that might be needed should the final development plan be revised by the Planning Commission; the applicant has voluntarily agreed to this condition; there shall be a 6 foot landscape area with a minimum planted tree height of 18 feet along Marquis Avenue between the building and the sidewalk in which appropriate landscaping shall be installed to complement and enhance the architecture; the property shall not be subdivided into commercial out lots; an 8 foot tall privacy fence shall be installed along the rear boundary line of the subject property with supplemental plantings; there shall be no use of loudspeakers on the property except that a low level amplification system may be used at the drive-through pharmacy, but no such amplification shall be heard at the property line of the subject property; the owner of the subject property shall inform all delivery trucks to cut their engines once the truck is parked to unload product; the trash compactor shall only be utilized between 8 am and 9 pm; and the final development plan will include the location and installation of a covered bus stop on Euclid Avenue (Kroger Limited Partnership I; Council District 3). Approval 8-0 OBJECTORS (To Be Heard by August 21, 2013) [Div. of Planning, King] PUBLIC HEARING

Adjournment

