

ORDINANCE NO. _____-2017

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A LIGHT INDUSTRIAL (I-1) ZONE, FOR 0.71 NET (1.14 GROSS) ACRES, FOR PROPERTY LOCATED AT 300 ALEXANDRIA DRIVE. (FRM LAWSON PROPERTY; COUNCIL DISTRICT 12).

WHEREAS, at a Public Hearing held on September 28, 2017 a petition for a zoning ordinance map amendment for property located at 300 Alexandria Drive from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone for 0.71 net (1.14 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 9-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 - That the Zoning Ordinance of the Lexington-Fayette Urban County Government be amended to show a change in zone for property located at 300 Alexandria Drive from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone for 0.71 net (1.14 gross) acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That the granting of this zone change is made subject to the following use restrictions as conditions of granting the zone change:

Under the provisions of Article 6-7 of the Zoning Ordinance, the following buffer restriction is recommended via conditional zoning on the subject property:

- a. A fifteen (15') wide landscape buffer shall be maintained along the northwestern property line. Within the landscape buffer a six-foot (6') tall hedge, wall or berm shall be established.

This buffering restriction is appropriate in order to diminish the visibility of the subject property from Alexandria Drive.

Section 3 - That the Lexington-Fayette Urban County Planning Commission is directed to show the amendment on the official zone map atlas and to make reference to the number of this Ordinance.

Section 4 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

CLERK OF URBAN COUNTY COUNCIL

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