

ORDINANCE NO. \_\_\_\_\_-2017

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE, FOR 5.56 NET (5.65 GROSS) ACRES, FOR PROPERTY LOCATED AT 2472 FORTUNE DRIVE (RON TURNER, AMTEK OF KENTUCKY, INC.; COUNCIL DISTRICT 6).

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WHEREAS, at a Public Hearing held on February 23, 2017 a petition for a zoning ordinance map amendment for property located at 2472 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 5.56 net (5.65 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-0; 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 2472 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 5.56 net (5.65 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 use and buffering restrictions shall apply to the subject property via conditional zoning:

PROHIBITED USES

1. Machine shop.
2. Major or minor automobile or truck repairs.
3. Tire re-treading and recapping.
4. Truck terminals and freight yards.
5. Circuses and carnivals, even on a temporary basis.
6. Any wholesale or trucking use operating between the hours of 11 p.m. and 7 a.m.

LANDSCAPE BUFFER

1. A landscape buffer of fifteen feet (15') shall be established and maintained along any property boundary that is shared with a residentially zoned property. The

landscape buffer shall meet the requirements of Article 18, and may not be reduced in width.

These use restrictions are appropriate and necessary at this location to ensure that the proposed development adequately protects the nearby neighborhood and assisted living facility.

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:

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MAYOR

ATTEST:

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CLERK OF URBAN COUNTY COUNCIL

Published:

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