

ORDINANCE NO. _____-2014

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.588 NET (0.852 GROSS) ACRES, FOR PROPERTY LOCATED AT 626-634 EUCLID AVENUE (CALLER PROPERTIES, LLC; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on August 28, 2014 and September 11, 2014 a petition for a zoning ordinance map amendment for property located at 626-634 Euclid Avenue from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.588 net (0.852 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 7-0; 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 626-634 Euclid Avenue from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.588 net (0.852 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 are proposed for the subject property via conditional zoning:

Prohibited Uses

- a. Schools for academic instruction.
- b. Funeral parlors.
- c. Liquor stores.
- d. Automobile services stations.
- e. Banquet facilities.
- f. Cocktail lounges, nightclubs or bars.
- g. Live entertainment.
- h. Drive-through facility

This conditional zoning restriction is appropriate in that it has been offered by the applicant

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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