

ORDINANCE NO. 15-2015

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1C) ZONE TO A MIXED USE 2: NEIGHBORHOOD CORRIDOR (MU-2) ZONE, FOR 1.21 NET (1.723 GROSS) ACRES; FROM A NEIGHBORHOOD BUSINESS (B-1) ZONE TO A MIXED USE 2: NEIGHBORHOOD CORRIDOR (MU-2) ZONE, FOR 0.420 NET (0.652 GROSS) ACRE; AND FROM A WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE TO A MIXED USE 2: NEIGHBORHOOD CORRIDOR (MU-2) ZONE, FOR 0.880 NET AND GROSS ACRE, FOR PROPERTY LOCATED AT 1001, 1003, 1011, 1015 AND 1021 NORTH LIMESTONE STREET WITH CONDITIONAL USE RESTRICTION THAT THE USE OF THE PARKING LOT FOR BUILDING B SHALL NOT CONNECT TO THE PARKING LOT BEHIND THE CHURCH. (NICOL DEVELOPMENT CO., LLC; COUNCIL DISTRICT 1)

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WHEREAS, at a Public Hearing held on December 18, 2014 a petition for a zoning ordinance map amendment for property located at 1001, 1003, 1011, 1015 and 1021 North Limestone Street from a Single Family Residential (R-1C) zone to Mixed Use 2: Neighborhood Corridor (MU-2) zone for 1.21 net (1.723 gross acres; from a Neighborhood Business (B-1) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.420 net (0.652 gross) acre; and from a Wholesale and Warehouse Business (b-4) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.880 net and gross acre, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 6-5; 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 1001, 1003, 1011, 1015 and 1021 North Limestone Street from a Single Family Residential (R-1C) zone to Mixed Use 2: Neighborhood Corridor (MU-2) zone for 1.21 net (1.723 gross acres; from a Neighborhood Business (B-1) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.420 net (0.652 gross) acre; and from a Wholesale and Warehouse Business (b-4) zone to a Mixed Use 2: Neighborhood Corridor (MU-2) zone, for 0.880 net and gross acre; 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.

The council finds that the following conditional zoning provisions are reasonable and necessary to protect the health, safety and welfare of adjoining property owners, and are reasonable and necessary to further the purpose of the Zoning Ordinance and therefore makes approval of this zone change subject to the following conditions:

1. That the use of the parking lot for building B shall not connect to the parking lot behind the church.

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: March 9, 2015

MAYOR



ATTEST:

  
CLERK OF URBAN COUNTY COUNCIL

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