

ORDINANCE NO. ____ - 2024

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.16 NET (0.28 GROSS) ACRE, FOR PROPERTY LOCATED AT 185 EASTERN AVENUE. (SHADELAND INVESTMENTS, LLC; COUNCIL DISTRICT 1).

WHEREAS, at a Public Hearing held on September 26, 2024, a petition for a zoning ordinance map amendment for property located at 185 Eastern Avenue from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.16 net (0.28 gross) acre, 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, the Urban County 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 185 Eastern Avenue from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.16 net (0.28 gross) acre, being more fully described in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 2 – That under the provisions of Article 6-7 of the Zoning Ordinance, the following conditional zoning restriction shall apply to the subject property:

- a. No alcohol sales shall be permitted

This restriction is necessary to protect the nearby neighborhood.

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
PUBLISHED:

1050-24:TWJ:4887-3541-9376, v. 1