

ORDINANCE NO. ____ - 2025

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE AND A NEIGHBORHOOD BUSINESS (B-1) ZONE TO A COMMERCIAL CENTER (B-6P) ZONE AND TO REMOVE EXISTING CONDITIONAL ZONING RESTRICTIONS WITHIN THE PROPERTY'S NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 32.30 NET (34.28 GROSS) ACRES, FOR PROPERTY LOCATED AT 1811 WINCHESTER ROAD (A PORTION OF). (RD PROPERTY GROUP, LLC; COUNCIL DISTRICT 6).

WHEREAS, at a Public Hearing held on July 10, 2025, a petition for a zoning ordinance map amendment for property located at 1811 Winchester Road from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending approval of the zone change by a vote of 9-0; 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 1811 Winchester Road from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 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 to modify the conditional zoning restrictions on the B-1 portions of the property is made as follows:

These conditional zoning restrictions shall remain in place:

1. Signage shall be provided only as per the B-6P zone.
2. The sale of gasoline shall be restricted only to one business, only as an accessory use to a convenience store, with no more than eight gasoline

pumps.

3. No more than four drive-through facilities shall be provided on the subject property.

These conditional zoning restrictions shall be removed from portions of the property, with all other conditional zoning restrictions to remain in place:

1. There shall be a minimum of 125 residential units in the B-1 zone.
2. Sixty percent (60%) of all commercial square footage shall be in multi-story buildings with a mixture of residential units.
3. Existing trees within 30 feet of the Winchester Road right-of-way are to be preserved, except those trees that are diseased or dying, and those needed to be removed for right-of-way improvements.

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:

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