

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 3.91 NET (5.18 GROSS) ACRES, FOR PROPERTY LOCATED AT 2300 FORTUNE DRIVE (FORTUNE BUSINESS CENTRE, LLC; COUNCIL DISTRICT 6).

WHEREAS, at a Public Hearing held on November 17, 2016 a petition for a zoning ordinance map amendment for property located at 2300 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 3.91 net (5.18 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 9-0; 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 2300 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 3.91 net (5.18 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:

- a. Shops for major and minor automobile and truck repairing or electroplating.
- b. Laundry, clothes cleaning or dyeing shop.
- c. Ice plant.
- d. Tire re-treading and recapping.
- e. Machine shop.
- f. Processors of agricultural products

- g. Establishments and lots for the display, rental, sale and repair of farm equipment; contractor equipment; automobiles; trucks; mobile homes; recreational vehicles, such as mini-bikes, motorcycles and bicycles; boats or supplies for such items.
- h. Truck terminals and freight yards.
- i. Automobile service stations, and automobile and vehicle refueling stations.
- j. Establishments for the display and sale of pre-cut, prefabricated or shell homes.
- k. Circuses and carnivals.

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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