

ORDINANCE NO. \_\_\_\_\_-2016

AN ORDINANCE CHANGING THE ZONE FROM A LIGHT INDUSTRIAL (I-1) ZONE TO A WHOLESALE AND WAREHOUSE (B-4) ZONE, FOR 12.03 NET (15.75 GROSS) ACRES, AND A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A WHOLESALE AND WAREHOUSE (B-4) ZONE, FOR 2.24 NET (4.0 GROSS) ACRES, FOR PROPERTY LOCATED AT 2551 LEESTOWN ROAD AND (A PORTION OF) 745 GREENDALE ROAD. (RML CONSTRUCTION, LLP; COUNCIL DISTRICT 2).

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WHEREAS, at a Public Hearing held on August 25, 2016 a petition for a zoning ordinance map amendment for property located at 2551 Leestown Road and (a portion of) 745 Greendale Road from a Light Industrial (I-1) zone to a Wholesale and Warehouse (B-4) zone for 12.03 net (15.75 gross) acres, and a Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse(B-4) zone, for 2.24 net (4.0 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 10-0; 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 2551 Leestown Road and (a portion of) 745 Greendale Road from a Light Industrial (I-1) zone to a Wholesale and Warehouse (B-4) zone for 12.03 net (15.75 gross) acres, and a Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse(B-4) zone, for 2.24 net (4.0 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:

1. Shops for major automobile and truck repairing or electroplating.
2. Laundry, clothes cleaning or dyeing shop.

3. Ice plant.
4. Tire and re-treading and recapping.
5. Machine shop.
6. Processor of agricultural products.
7. 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, bicycles, boats or supplies for such items.
8. Truck terminal and freight yards.
9. Establishments for the display and sale of precut, prefabricated, or shell homes.
10. Carnivals.
11. Outdoor storage within 200' of Citation Blvd. or within 200' of a residential zone.

Other Use Restrictions

1. Any outdoor lighting shall be shielded and directed away from any residential zones.
2. A fifteen-foot (15") buffer shall be established along the northern property boundary adjacent to a residential zone. One tree every 20 feet of linear distance shall be planted along the boundary selected from Group A or B of the Planting Manual. These trees shall be planted in two rows so that they are staggered within the buffer area.

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:

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MAYOR

ATTEST:

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CLERK OF URBAN COUNTY COUNCIL

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