

ORDINANCE NO. ____ - 2023

AN ORDINANCE CHANGING THE ZONE FROM A NEIGHBORHOOD BUSINESS (B-1) ZONE TO A LIGHT INDUSTRIAL (I-1) ZONE FOR 1.80 NET (2.22 GROSS) ACRES, FOR PROPERTY LOCATED AT 1301 WINCHESTER ROAD. (EASTLAND LEGACY CENTER, INC.; COUNCIL DISTRICT 1).

WHEREAS, at a Public Hearing held on February 23, 2023, a petition for a zoning ordinance map amendment for property located at 1301 Winchester Road from a Neighborhood Business (B-1) zone to a Light Industrial (I-1) zone for 1.80 net (2.22 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, 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 1301 Winchester Road from a Neighborhood Business (B-1) zone to a Light Industrial (I-1) zone for 1.80 net (2.22 gross) acres, 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 use restrictions are imposed via conditional zoning:

- a. Prohibited Uses:
 - i. Self-storage warehousing.
 - ii. Fencing in the front yard along Industry Road shall be limited to four (4) feet and barbed wire or razor wire are prohibited.

These restrictions are appropriate and necessary for the following reasons:

1. To maintain agreement with the 2018 Comprehensive Plan by limiting those uses which have low employment opportunities.
2. To maintain the context of the Eastland Shopping Center.

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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