

ORDINANCE NO. ____ - 2025

AN ORDINANCE MODIFYING THE CONDITIONAL ZONING RESTRICTION IN A COMMERCIAL CENTER (B-6P) ZONE RELATING TO THE MAXIMUM GROSS BUILDING AREA LIMITATION FOR 56.27 NET (71.45 GROSS) ACRES, FOR PROPERTY LOCATED AT 2300-2350 GREY LAG WAY, 2320 AND 2344 ELKHORN ROAD, AND 2200-2277 WAR ADMIRAL WAY. (WAR ADMIRAL PLACE, LLC; COUNCIL DISTRICT 6).

WHEREAS, at a Public Hearing held on October 23, 2025, a petition for a zoning map amendment modifying the conditional zoning restriction in a Commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Road, and 2200-2277 War Admiral Way, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of this request 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 modification of the conditional zoning restriction in a Commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Road, and 2200-2277 War Admiral Way, 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 additional conditional zoning restriction shall apply to the subject property:

1. Use of the 1.5 net acre parcel at the southern end of the subject property shall be limited to off-street parking, vehicular circulation, and use of no more than a 1,500 square-foot area for a portion of a vehicle fueling facility and canopy.

This use restriction is appropriate and necessary to ensure greater compliance with the detailed land use recommendations of the Comprehensive Plan.

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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