

B-6P

ZONING ORDINANCE TEXT  
AMENDMENT

Council Work Session

October 30, 2018

Division of Planning



**LEXINGTON**



## Overview

- Citizen-applicant proposed amending the B-6P zone to allow hotels and extended stay hotels as a principal use
- B-6P is the Commercial Center zone for commerce and retail activity along major corridors and within the community (Fayette Mall, Hamburg)
- Principal uses currently include most retail, office, and restaurant uses and multi-family dwellings (as of February 2018)



## Proposal

- Applicant proposed adding hotels, extended stay hotels, and motels as principal permitted uses in B-6P
  
- Justification
  - Compatible land use
  - More options for tourists, temporary business workers, and other visitors
  - Would encourage denser development along corridors



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## Planning Commission action (September 27, 2018)

Recommended approval with staff alternative:

- Site must be at least 10 acres if hotels, etc. are requested
- Establish side and rear yard setbacks, with additional requirements if adjacent to a residential zone



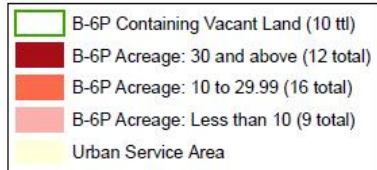
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## Additional Considerations

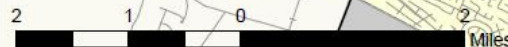
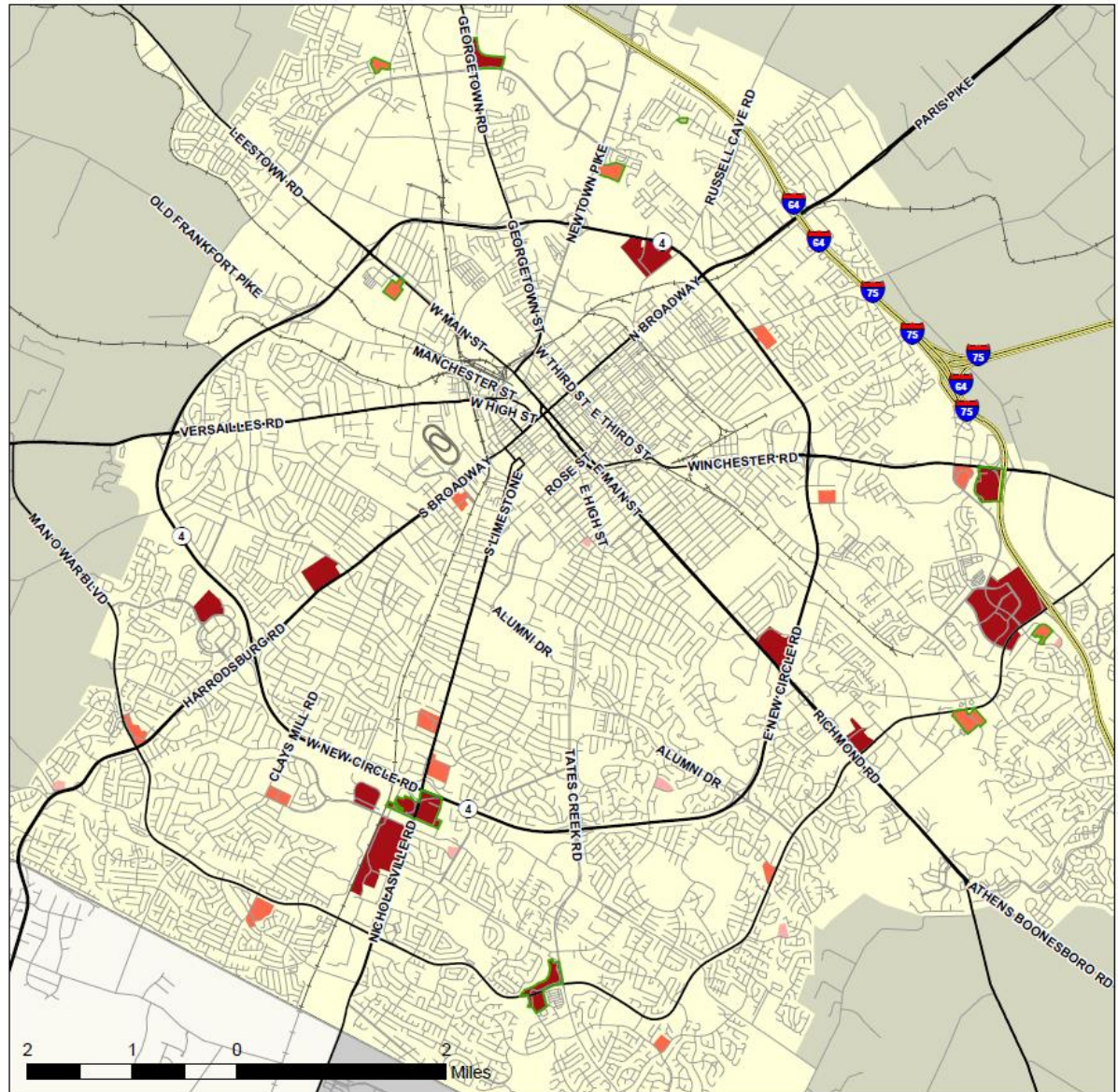
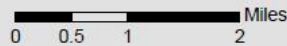
- Complements February 2018 Council-approved B-6P ZOTA that permitted multi-family housing
- Offers additional options to enhance underutilized commercial centers



## B-6P Zones and Vacant Land



A Closer Look with 2018 Imagery



# Questions?

