

ORDINANCE NO. _____ - 2021

AN ORDINANCE CHANGING THE ZONE FROM A HIGHWAY SERVICE BUSINESS (B-3) ZONE TO A WHOLESALE AND WAREHOUSE BUSINESS (B-4) ZONE, FOR 3.97 NET (4.11 GROSS) ACRES, FOR PROPERTY LOCATED AT 750 EAST NEW CIRCLE ROAD. (CAR REAL ESTATE HOLDINGS, LLC; COUNCIL DISTRICT 5).

WHEREAS, at a Public Hearing held on April 22, 2021, a petition for a zoning ordinance map amendment for property located at 750 East New Circle Road from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.97 net (4.11 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 750 East New Circle Road from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.97 net (4.11 gross) acres, 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 shall apply via conditional zoning:

- a. The following uses shall be prohibited:
 1. Ice plants
 2. Parking lots and structures as a principal use
 3. Truck terminals and freight yards
 4. Pawnshops
 5. Mining of non-metallic minerals
- b. Any self-storage facility on the premises shall have no outdoor storage of vehicles, supplies or materials, and shall not have direct access to the outdoors from individual storage units.

These restrictions are appropriate and necessary to reduce the visual impact of wholesale and warehouse uses on the East New Circle Road corridor.

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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