

ORDINANCE NO. _____-2017

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 1.36 NET (1.80 GROSS) ACRES, FOR PROPERTIES LOCATED AT 119, 121, 123, AND 131 VIRGINIA AVENUE; 665, 685, AND 693 SOUTH LIMESTONE STREET; AND 662 MAXWELTON COURT. (CORE LEXINGTON 685 LIMESTONE, LLC; COUNCIL DISTRICT 3).

WHEREAS, at a Public Hearing held on September 28, 2017 a petition for a zoning ordinance map amendment for properties located at 119, 121, 123, and 131 Virginia Avenue; 665, 685, and 693 South Limestone Street; and 662 Maxwellton Court from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 1.36 net (1.80 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, 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 119, 121, 123, and 131 Virginia Avenue; 665, 685, and 693 South Limestone Street; and 662 Maxwellton Court from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 1.36 net (1.80 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 the following use restrictions shall apply for the subject property:

PROHIBITED USES

- a. Automobile repair, service stations, and gasoline pumps.
- b. Automobile and vehicle refueling stations.
- c. Animal hospitals or clinics.
- d. Self-service car washes.
- e. Drive-thru facilities.

OTHER USE RESTRICTIONS

- a. A residential component shall be required to create a mixed-use development on the subject property.

These use restrictions are appropriate and necessary to ensure that future development will be compatible with the character of the adjoining area by prohibiting certain uses that would be contrary to the urban mixed-use character, and to ensure compliance with the Goals and Objectives 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:

1140-17:TWJ:X:\Cases\PLANNING\17-LE0001\LEG\00590038.DOCX