

ORDINANCE NO. 131 -2013

AN ORDINANCE CHANGING THE ZONE FROM A LIGHT INDUSTRIAL (I-1) ZONE TO A HIGHWAY SERVICE BUSINESS (B-3) ZONE, FOR 1.491 NET (1.929 GROSS) ACRES, FOR PROPERTY LOCATED AT 2601 AND 2617 REGENCY ROAD (C & R ASPHALT LAND ACQUISITION CO., LLC; COUNCIL DISTRICT 10).

WHEREAS, at a Public Hearing held on September 26, 2013, a petition for a zoning ordinance map amendment for property located at 2601 and 2617 Regency Road from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 1.491 net (1.929 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 2601 and 2617 Regency Road from a Light Industrial (I-1) zone to a Highway Service Business (B-3) zone, for 1.491 net (1.929 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 use and buffering restrictions are proposed for the subject property via conditional zoning:

PROHIBITED USES

- a. Restaurants.
- b. The sale of gasoline, gasoline pumps and automobile service stations.
- c. All adult bookstores and adult entertainment uses.
- d. Indoor theaters.
- e. Rental or repair of equipment and/or trucks.
- f. Car washes.
- g. Medical and dental offices.

