

ORDINANCE NO. _____-2017

AN ORDINANCE CHANGING THE ZONE FROM A SINGLE FAMILY RESIDENTIAL (R-1B) ZONE TO A LIGHT INDUSTRIAL (I-1) ZONE, FOR 1.88 NET (2.03 GROSS) ACRES, FOR PROPERTY LOCATED AT 1387 E. NEW CIRCLE ROAD (A PORTION OF). (TURNER PROPERTY 2, LLC; COUNCIL DISTRICT 7).

WHEREAS, at a Public Hearing held on April 27, 2017 a petition for a zoning ordinance map amendment for property located at 1387 E. New Circle Road from a Single Family Residential (R-1B) zone to a Light Industrial (I-1) zone for 1.88 net (2.03 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 1387 E. New Circle Road from a Single Family Residential (R-1B) zone to a Light Industrial (I-1) zone for 1.88 net (2.03 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 uses shall be prohibited for the subject property via conditional zoning:

- a. Major automobile or truck repair as a principal use.
- b. Tire re-treading and recapping.
- c. Truck terminals and freight yards.
- d. Recycling, sorting, baling and processing of glass or nonferrous metals.
- e. Vehicle storage yards.
- f. Any wholesale or trucking use operating between the

hours of 11 p.m. and 7 a.m.

These restrictions are appropriate and necessary at this location to ensure that the proposed development adequately protects the nearby residential neighborhood.

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

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