

ORDINANCE NO. ____ - 2024

AN ORDINANCE CHANGING THE ZONE FROM A PLANNED NEIGHBORHOOD RESIDENTIAL (R-3) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 0.602 NET (0.913 GROSS) ACRE, FOR PROPERTY LOCATED AT 2094 AND 2098 HARRODSBURG ROAD. (BROOKE PROPERTIES, LLC; COUNCIL DISTRICT 10).

WHEREAS, at a Public Hearing held on September 26, 2024, a petition for a zoning ordinance map amendment for property located at 2094 and 2098 Harrodsburg Road from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.602 net (0.913 gross) acre, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 8-0; and

WHEREAS, the Urban County 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 2094 and 2098 Harrodsburg Road from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.602 net (0.913 gross) acre, being 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 conditional zoning restriction shall apply to the subject property:

- a. Outdoor loudspeakers shall be prohibited.

This restriction is appropriate and necessary in order to protect the single-family residential uses within the Springhurst 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:

ATTEST:

MAYOR

CLERK OF URBAN COUNTY COUNCIL
PUBLISHED:
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