

ORDINANCE NO. _____-2017

AN ORDINANCE CHANGING THE ZONE FROM A PROFESSIONAL OFFICE (P-1) ZONE TO A NEIGHBORHOOD BUSINESS (B-1) ZONE, FOR 1.09 NET (1.41 GROSS) ACRES, FOR PROPERTY LOCATED AT 2301 HUGUENARD DRIVE. (JEFF & PEGGY PARR; COUNCIL DISTRICT 10).

WHEREAS, at a Public Hearing held on April 27, 2017 a petition for a zoning ordinance map amendment for property located at 2301 Huguenard Drive from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 1.09 net (1.41 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 2301 Huguenard Drive from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 1.09 net (1.41 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. Drive-through windows when accessory to restaurants.
- b. Beer, liquor and wine stores (stores devoted primarily to the sales of beer, wine and distilled spirits for consumption off-premises).
- c. Automobile service stations; automobile and vehicle refueling stations; and gasoline pumps.
- d. Carnivals, festivals and concerts.

These restrictions are appropriate because they have been offered

by the applicant and will limit inappropriate uses within an established office park.

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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