



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Details (With Text)

**File #:** 0731-20      **Version:** 1      **Name:** PLN-MAR-20-00004: CENTENNIAL AMERICAN PROPERTIES  
**Type:** Ordinance      **Status:** Approved  
**File created:** 7/30/2020      **In control:** Urban County Council  
**On agenda:** 8/27/2020      **Final action:** 8/27/2020  
**Enactment date:** 8/27/2020      **Enactment #:** O-070-2020

**Title:** An Ordinance changing the zone from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from a Planned Neighborhood Residential (R-3) zone to a Wholesale and warehouse Business (B-4) zone (ROW) for 0.038 gross acre, for properties located at 132 and 148 Louie Pl. (Centennial American Properties; Council District 2). Approval 10-0 (To be heard by September 23, 2020) [Div. of Planning, Duncan]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Report Packet, 2. 00691903.pdf, 3. O-070-2020

Date	Ver.	Action By	Action	Result
8/27/2020	1	Urban County Council	Approved	Pass
8/13/2020	1	Urban County Council	Received First Reading	
8/11/2020	1	Urban County Council Work Session	Approved and Referred to Docket without Hearing	Pass

An Ordinance changing the zone from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from a Planned Neighborhood Residential (R-3) zone to a Wholesale and warehouse Business (B-4) zone (ROW) for 0.038 gross acre, for properties located at 132 and 148 Louie Pl. (Centennial American Properties; Council District 2). Approval 10-0 (To be heard by September 23, 2020) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from an Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse Business (B-4) zone (ROW), for 0.038 gross acre, for properties located at 132 and 148 Louie Place, including a request for a conditional use permit. (CENTENNIAL AMERICAN PROPERTIES: Council District 2). Approval 10-0 (To Be Heard By September 23, 2020) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on June 25, 2020, a petition for a zoning Ordinance map amendment for properties located at 132 and 148 Louie Place from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light

Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from a Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse Business (B-4) zone (ROW) for 0.038 gross acre, 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 132 and 148 Louie Place from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from a Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse Business (B-4) zone (ROW) for 0.038 gross acre, 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 property shall be subject to the following use and buffering restrictions via conditional zoning:

- a. The following uses are prohibited:
  1. Laundry, clothes, cleaning or dyeing shops.
  2. Ice plant.
  3. Machine shop.
  4. Kennels, animal hospitals or clinics.
  5. Establishments and lots for the display, rental, sale and repair of farm equipment, Contractor equipment, automobiles, trucks, mobile

- homes, recreational vehicles, motorcycles or boats or supplies for such items.
6. Truck terminals and freight yards.
  7. Establishment for the display and sale of precut, prefabricated or shell homes.
  8. Carnivals.
  9. Retail sale of building materials and lumber.
  10. Pawnshops.
  11. Shredding, sorting and baling of paper scrap and storage of waste paper.
- b. In addition, any self-storage facility on the premises shall not have outdoor storage, and shall not have direct access to the outdoors from individual units.
- c. There shall be no exterior lighting along the southwest portion of the building that abuts the residential zoning.
- d. There shall be a 10-foot landscaping buffer between the Wholesale and warehouse Business (B-4) zone and the southwest portion of the property that abuts the residential zoning.

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: