



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Details (With Text)

**File #:** 0938-22      **Version:** 1      **Name:** PLN-MAR-22-0011: Athens Property, LLC  
**Type:** Ordinance      **Status:** Approved  
**File created:** 9/9/2022      **In control:** Urban County Council  
**On agenda:** 9/22/2022      **Final action:** 9/22/2022  
**Enactment date:** 9/22/2022      **Enactment #:** O-103-2022

**Title:** An Ordinance changing the zone from an Agricultural Rural (A-R) zone and a Single-Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone for 5.6879 net (5.8494 gross) acres, for property located at 6270 Athens Walnut Hill Pike. (Athens Property, LLC; Council District 12). Approval 8-0 (To Be Heard By November 23, 2022) [Div. of Planning, Duncan]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-Final Report, 2. 2-Application, 3. 3-Justification, 4. 4-Development Snapshot, 5. 6-Notification Map, 6. 7-Staff report, 7. 7-Updated Staff Findings, 8. 7-Variance, 9. 8-Minutes, 10. 00765312.pdf, 11. O-103-2022

Date	Ver.	Action By	Action	Result
9/22/2022	1	Urban County Council	Received First Reading	
9/22/2022	1	Urban County Council	Suspended Rules for Second Reading	Pass
9/22/2022	1	Urban County Council	Approved	Pass
9/20/2022	1	Urban County Council Work Session	Approved and Referred to Docket without Hearing	Pass

An Ordinance changing the zone from an Agricultural Rural (A-R) zone and a Single-Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone for 5.6879 net (5.8494 gross) acres, for property located at 6270 Athens Walnut Hill Pike. (Athens Property, LLC; Council District 12). Approval 8-0 (To Be Heard By November 23, 2022) [Div. of Planning, Duncan]

[An Ordinance changing the zone an Agricultural Rural (A-R) zone and a Single-Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 5.6879 net (5.8494 gross) acres, for property at 6270 Athens Walnut Hill Poke, including a request for a variance. (ATHENS PROPERTY, LLC: Council District 12). Approval 8-0 (To Be Heard By November 23, 2022) [Div.of Planning, Duncan]]

WHEREAS, at a Public Hearing held on August 25, 2022, a petition for a zoning Ordinance map amendment for property located at 6270 Athens Walnut Hill Pike from an Agricultural Rural (A-R) zone and a Single-Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone for 5.6879 net (5.8494 gross) acres, 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, 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 6270 Athens Walnut Hill Pike from an Agricultural Rural (A-R) zone and a Single-Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone for 5.6879 net (5.8494 gross) acres, 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 use restrictions are imposed via conditional zoning:

- a. The following uses shall be prohibited:
  - i. Drive-through facilities.
  - ii. Research development and testing laboratories or centers.
  - iii. Medical and dental offices, clinics and laboratories.
  - iv. Telecommunication towers, satellite dishes, antennae and transmitters.
  - v. Data processing centers.
  - vi. Brew-pubs.
  - vii. Self-service laundry or laundry pick-up stations, including clothes cleaning establishments of not more than forty (40) pounds capacity and using a closed-system process.
  - viii. Automobile service stations.
  - ix. Parking lots and parking structures.
  - x. Repair of household appliances.

- xi. Miniature golf or putting courses.
  - xii. Indoor theaters, with more than two (2) screens or stages.
  - xiii. Rental of equipment whose retail sale would be permitted in the B-1 zone.
  - xiv. Dwelling units.
  - xv. Animal grooming facilities.
  - xvi. Tattoo parlors.
  - xvii. Form-based neighborhood business project.
  - xviii. Day shelters.
  - xix. Extended stay hotels.
- b. The following uses in excess of 500 square feet shall be prohibited:
- i. Telephone exchanges, radio and television studios.
  - II. Quick copy services utilizing xerographic or similar processes, but not utilizing offset printing methods.
  - III. Computer Centers.
  - iv. Athletic club facilities.
  - v. Offices of veterinarians, animal hospitals or clinics.

These restrictions are appropriate and necessary to reduce the potential impact of the allowable uses on the Athens rural settlement.

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:

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