



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Details (With Text)

**File #:** 0028-18      **Version:** 1      **Name:** ZOTA 2017-7: AMENDMENT TO ALLOW HOTELS AS A PRINCIPAL PERMITTED USE WHEN LOCATED IN PROFESSIONAL OFFICE PROJECTS IN THE PROFESSIONAL OFFICE (P-1) ZONE

**Type:** Ordinance      **Status:** Approved

**File created:** 1/5/2018      **In control:** Urban County Council

**On agenda:** 1/30/2018      **Final action:** 1/30/2018

**Enactment date:** 1/30/2018      **Enactment #:** O-002-2018

**Title:** An Ordinance amending Article 8-15 of the Zoning Ordinance to allow hotels as a principal permitted use when located in professional office projects in the Professional Office (P-1) zone. (PWM Real Estate Holdings, LLC). Approval of the Staff Alternative Text 10-0 [Div. of Planning, Duncan]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Report, 2. Application, 3. Justification, 4. Proposed Text, 5. Staff Report, 6. Supplemental Staff Report, 7. Minutes, 8. 00597740.pdf, 9. ORDINANCE - 002-2018.pdf

Date	Ver.	Action By	Action	Result
1/30/2018	1	Urban County Council		
1/18/2018	1	Urban County Council	Received First Reading	

An Ordinance amending Article 8-15 of the Zoning Ordinance to allow hotels as a principal permitted use when located in professional office projects in the Professional Office (P-1) zone. (PWM Real Estate Holdings, LLC). Approval of the Staff Alternative Text 10-0 [Div. of Planning, Duncan] [An Ordinance amending Article 8-15(o)(1) of the Zoning Ordinance to allow hotels as a Principal Permitted Use when located in Professional Office Projects in the Professional Office (P-1) zone. Approval of the Staff Alternative Text 10-0 [Div. of Planning, Duncan]]

WHEREAS, the Lexington-Fayette Urban County Planning Commission has considered a text amendment to Article 8-15 of the Zoning Ordinance to allow hotels as a Principal Permitted Use when located in Professional Office Projects in the Professional Office (P-1) zone. Planning Commission did recommend APPROVAL of the alternative text 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 by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE

URBAN COUNTY GOVERNMENT:

Section 1 - That Article 8-15 of the Zoning Ordinance of the Lexington-Fayette Urban County Government is hereby amended as follows:

**8-15 PROFESSIONAL OFFICE (P-1) ZONE**

**8-15(n) Off-Street Parking**

Hotels - One (1) space per suite with a minimum of five (5) spaces.

**8-15(o) Special Provisions**

1. A Professional Office Project May be permitted by the Planning Commission for a tract of land with a minimum of ten (10) acres, upon the approval of a preliminary development plan and a final development plan as provided in Article 21, and subject to the P-1 zone regulations.

Subdiv. of land in a Professional Office Project is permitted, subject to the following regulations:

- a. There shall be no minimum lot size, lot frontage, yard or open space, nor maximum lot coverage or height requirements for each subdivided lot; however, all said requirements for the approved final development plan shall be applicable to the subdiv..
- b. Each subdivided lot shall have access to adjacent streets or joint parking areas, as provided by appropriate easements shown on the final development plan and the final record plan.

In addition to the uses otherwise permitted in the Professional Office zone, the following uses shall be permitted in the Professional Office Project:

**As a principal permitted use:**

1. Hotels, but only when located more than two hundred (200) feet from a residential zone; and the total number of hotels shall not exceed one (1) hotel for every twenty (20) acres of the Professional Office Project.
2. Extended-Stay Hotels.
3. Mail Service Facilities.

**As accessory uses:**

1. Receiving, shipping, and storage of new fixtures, equipment and other non-perishable

materials for distribution to corporate or affiliated units subsidiary to the tenant(s) of a principal structure. Such activity, including loading and unloading, shall be conducted entirely within the walls of the principal structure and shall be limited to a maximum of twenty percent (20%) of the total floor area of said principal structure.

2. Shoe repair, clothing alteration or tailoring services.

**As conditional uses:**

1. Helistops and heliports, provided such facilities conform to the requirements of all appropriate Federal, State and local regulations.
2. Beauty shops and barber shops, with no restrictions.

In addition to the uses otherwise permitted in the Professional Office zone, the following accessory use shall be permitted in a P-1 area of at least twenty (20) contiguous acres:

Restaurant(s), with or without a cocktail lounge, entertainment, dancing, and sale of alcoholic beverages, provided it meets the following conditions:

- a. It shall be located in an office building containing a minimum of 40,000 square feet of floor area.
- b. It shall occupy not more than twenty-five percent (25%) of the building in which it is located.
- c. It shall have no more than one public entrance and one service entrance directly to the outside of the building, and that this use shall be at least one hundred fifty (150) feet from any residential zone.
- d. It shall have no drive-in or drive-through food service.
- e. There shall be no more than two restaurants within an office building, provided that the 25% limitation is not exceeded.
- f. Signs permitted per office building May be used to identify the restaurant and/or the office use.

Section 2 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

MAYOR

ATTEST:

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Clerk of Urban County Council