



# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507

## Legislation Text

---

**File #:** 0786-20, **Version:** 1

---

An Ordinance changing the zone from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 2.02 net and gross acres, for property located at 109 Sand Lake (a portion of). (Centennial American Properties; Council District 7). Approval 9-1 **OBJECTORS (To Be Heard By October 21, 2020)**. [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 2.02 net and gross acres, for property located at 109 Sand Lake (a portion of), including a request for a conditional use permit. (PLN-MAR-20-00008: CENTENNIAL AMERICAN PROPERTIES: Council District 7). Approval 9-1 **OBJECTORS (To Be Heard By October 21, 2020)** [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on July 23, 2020, a petition for a zoning ordinance map amendment for property located at 109 Sand Lake from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 2.02 net and gross acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 9-1; 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 109 Sand Lake from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 2.02 net and gross acres, 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 shall be prohibited:
  1. Laundry, clothes cleaning or dyeing shops.
  2. Ice plants.
  3. Machine shop.
  4. Kennels, animal hospitals or clinics.
  5. Truck terminals and freight yards.
  6. Establishments for the display and sale of precut, prefabricated or shell homes.
  7. Carnivals.
  8. Retail sale of building materials and lumber.
  9. Pawnshops.
  10. Shredding, sorting and baling of paper scrap and storage of waste paper.
- b. Any self-storage facility on the premises shall not have outdoor storage, and shall not have direct access to residential zoning.
- c. There shall be no exterior lighting greater than 10 feet in height along the building that is adjacent to residential zoning.
- d. There shall be a 20-foot landscape buffer adjacent to the residential zoning with the addition of Evergreen trees.

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

