



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 1120-18, **Version:** 1

An Ordinance changing the zone from a Community Center (B-6P) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.88 net (4.10 gross) acres, for property located at 133 N. Locust Hill Dr. (Citadel Storage Partners II, LP; Council District 7). Conditional Approval 7-1 (To Be Heard By December 26, 2018) [Div. of Planning, Duncan]

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WHEREAS, at a Public Hearing held on September 27, 2018, a petition for a zoning Ordinance map amendment for property located at 133 N. Locust Hill Drive from a Community Center (B-6P) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.88 net (4.10 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 7-1; 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 133 N. Locust Hill Drive from a Community Center (B-6P) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.88 net (4.10 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, this property shall be subject to the following use restrictions via conditional zoning:

PROHIBITED USES

- a. Major automobile and truck repair.
- b. Laundries and dyeing shops, and laundry pick-up stations.
- c. Ice plant.
- d. Tire re-treading and recapping.
- e. Machine shop.
- f. Truck terminals and freight yards.
- g. Automobile service stations.
- h. Establishments for the display and sale of pre-cut, pre-fabricated, or shell homes.
- i. Circuses and carnivals.
- j. Retail sale of building materials, hardware-related items and lumber.
- k. Pawnshops.
- l. Parking lots and structures as principal uses.
- m. Outdoor speakers and public address systems.
- n. Mining of non-metallic minerals.
- o. The Principal use of the property as an establishment or lots for the display, sale, or repair of farm equipment, automobiles, trucks, mobile, homes, recreational vehicles, such as mini-bikes, motorcycles, bicycles, boats or supplies for such items.

These land use restrictions are appropriate and necessary at this location to ensure that the proposed commercial development of the subject property will not negatively impact the nearby residential developments in this area.

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.