



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0730-20, **Version:** 1

An Ordinance changing the zone from a Single Family Residential (R-1D) zone to Neighborhood Business (B-1) zone, for 0.061 net (.095 gross) acres, for property located at 706 Aurora Ave. (Schilling Properties; Council District 3). Approval 8-0 (To be heard by September 23, 2020) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (0.095 gross) acres, for property located at 706 Aurora Avenue, including a request for a conditional use permit. (SCHILLING PROPERTIES: Council District 3). Approval 8-0 (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 property located at 706 Aurora Avenue from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (.095 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 706 Aurora Avenue from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (.095 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. Prohibited Uses
 - i. Drive-Through Facilities
- b. Outdoor speakers or the amplification of live music shall be prohibited on the subject property.
- c. Lighting shall be a maximum of 10 feet in height and shall be shielded and directed away from the neighborhood adjacent to the property.

These restrictions are appropriate and necessary for the following reasons:

1. To reduce the potential impact of allowable neighborhood business uses on the adjacent neighborhood.
2. To reduce the potential impact of lighting and sound on the adjacent neighborhood.

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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