



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 1616-16, **Version:** 1

An Ordinance changing the zone from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 1.538 net (2.069 gross) acres, for property located at 1400, 1402 and 1412 North Broadway, including dimensional variances (H & J Properties of Lexington, LLC and TLJ Properties of Lexington, LLC; Council District 1). Approval 8-0 (To Be Heard By February 17, 2015) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 1.538 net (2.069 gross) acres for property located at 1400, 1402 and 1412 North BRd.way, with parking and dimensional variances. (H & J Properties of Lexington, LLC, and TLJ Properties of Lexington, LLC; Council District 1). Approval 8-0 (To Be Heard By February 17, 2015) [Div. of Planning, Duncan]

WHEREAS, at a Public Hearing held on November 19, 2015, a petition for a zoning Ordinance map amendment for property located at 1400, 1402 and 1412 North BRd.way from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 1.538 net (2.069 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change including a dimensional variances 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 1400, 1402 and 1412 North BRd.way from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 1.538 net (2.069 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, the following use and buffering restrictions are proposed for the subject property via conditional zoning:

Prohibited Uses

1. Automobile Service Stations.
2. Miniature Golf and putting Courses.
3. Car Washes.
4. Outdoor Live Entertainment.
5. Drive-through facilities.

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