



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 0021-23, **Version:** 2

An Ordinance changing the zone from a High Density Apartment (R-4) zone to a Professional Office (P-1) zone, for 0.768 net (1.027 gross) acres, for property located at 203 E. Fourth St. (Elmwood Oz Fund LLC; Council District 1). Approval 9-1 (To Be Heard By February 15, 2023) [Div. of Planning, Duncan]

[An Ordinance changing the zone a High Density Apartment (R-4) zone to a Professional Office (P-1) zone, for 0.768 (1.027 gross) acres, for property located at 203 E. Fourth Street, including a request for a variance to reduce the required parking from 34 spaces to 20 spaces. (ELMWOOD OZ FUND LLC: Council District 1). Approval 9-1 (To Be Heard By February 15, 2023) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on November 17, 2022, a petition for a zoning Ordinance map amendment for property located at 203 E. Fourth Street from a High Density Apartment (R-4) zone to a Professional Office (P-1) zone, for 0.768 net (1.027 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, the Urban County 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 203 E. Fourth Street from a High Density Apartment (R-4) zone to a Professional Office (P-1) zone, for 0.768 net (1.027 gross) acres, being more fully described in Exhibit "A" which is attached hereto and incorporated herein by reference.

Section 2 - That under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are imposed via conditional zoning:

- a. The following uses shall be prohibited:
 - i. Drive-through facilities.
 - ii. Banks and other financial institutions.
 - iii. Community Center.
 - iv. Funeral parlor.

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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