



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Text

File #: 1401-16, **Version:** 1

An Ordinance changing the zone from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.91 net (5.18 gross) acres, for property located at 2300 Fortune Dr. (Fortune Business Centre, LLC; Council District 6). Approval 9-0 (To Be Heard By February 15, 2017) [Div. of Planning, Duncan]

[An Ordinance changing the zone from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 3.91 net (5.18 gross) acres, for property located at 2300 Fortune Drive, including a conditional use permit. (Fortune Business Centre, LLC; Council District 6). Approval 9-0 (To Be Heard By February 15, 2017) [Div. of Planning, Duncan]]

WHEREAS, at a Public Hearing held on November 17, 2016 a petition for a zoning Ordinance map amendment for property located at 2300 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 3.91 net (5.18 gross) acres, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of the zone change by a vote of 9-0; 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 2300 Fortune Drive from a Professional Office (P-1) zone to a Wholesale and Warehouse Business (B-4) zone for 3.91 net (5.18 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:

- a. Shops for major and minor automobile and truck repairing or electroplating.
- b. Laundry, clothes cleaning or dyeing shop.
- c. Ice plant.
- d. Tire re-treading and recapping.
- e. Machine shop.
- f. Processors of agricultural products
- g. Establishments and lots for the display, rental, sale and repair of farm equipment; Contractor equipment; automobiles; trucks; mobile homes; recreational vehicles, such as mini-bikes, motorcycles and bicycles; boats or supplies for such items.
- h. Truck terminals and freight yards.
- i. Automobile service stations, and automobile and vehicle refueling stations.
- j. Establishments for the display and sale of pre-cut, prefabricated or shell homes.
- k. Circuses and carnivals.

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