



Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Legislation Details (With Text)

File #: 1074-25 **Version:** 1 **Name:** PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC
Type: Ordinance **Status:** Approved
File created: 11/7/2025 **In control:** Urban County Council
On agenda: 11/20/2025 **Final action:** 11/20/2025
Enactment date: 11/20/2025 **Enactment #:** O-100-2025

Title: An Ordinance modifying the conditional zoning restriction in a commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Rd., and 2200-2277 War Admiral Way. (War Admiral Place, LLC; Council District 6). Conditional Approval 10-0 [To Be Heard By January 21, 2026] [Div of Planning, Duncan]

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1a-PLN-MAR-25-00010 WAR ADMIRAL PLACE LLC Compiled Final Report, 2. 1b- Application, 3. 2-Justification Letter, 4. 4- Legal Description, 5. 5-Notification Map, 6. 6- Development Snapshot, 7. 7- Staff Report, 8. 8- SUPPLEMENTAL STAFF REPORT, 9. 9-Minutes, 10. 1074-25 ORD (ZONE CHANGE) WAR ADMIRAL PLACE, LLC 4931-2797-2469 v.1.pdf, 11. O-100-2025

Date	Ver.	Action By	Action	Result
11/20/2025	1	Urban County Council		
11/18/2025	1	Urban County Council	Received First Reading	
11/18/2025	1	Urban County Council Work Session	Approved and Referred to Docket without Hearing	Pass

An Ordinance modifying the conditional zoning restriction in a commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Rd., and 2200-2277 War Admiral Way. (War Admiral Place, LLC; Council District 6). Conditional Approval 10-0 [To Be Heard By January 21, 2026] [Div of Planning, Duncan]

[A petition for a zone map amendment from Commercial Center (B-6P) zone with conditional zoning restrictions to a Commercial Center (B-6P) zone with modified conditional zoning restrictions for 56.27 net (71.45 gross) acres for properties located at 2300-2350 Grey Lag Way; 2320 and 2344 Elkhorn Road; and 2200-2277 War Admiral Way. [WAR ADMIRAL PLACE, LLC; Council District 6] Conditional Approval 10-0 [To Be Heard By January 21, 2026] [Div of Planning, Duncan]]

WHEREAS, at a Public Hearing held on October 23, 2025, a petition for a zoning map amendment modifying the conditional zoning restriction in a Commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located

at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Road, and 2200-2277 War Admiral Way, was presented to the Urban County Planning Commission; said Commission recommending conditional approval of this request by a vote of 10-0; 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 modification of the conditional zoning restriction in a Commercial Center (B-6P) zone relating to the maximum gross building area limitation for 56.27 net (71.45 gross) acres, for property located at 2300-2350 Grey Lag Way, 2320 and 2344 Elkhorn Road, and 2200-2277 War Admiral Way, 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 additional conditional zoning restriction shall apply to the subject property:

1. Use of the 1.5 net acre parcel at the southern end of the subject property shall be limited to off-street parking, vehicular circulation, and use of no more than a 1,500 square-foot area for a portion of a vehicle fueling facility and canopy.

This use restriction is appropriate and necessary to ensure greater compliance with the detailed land use recommendations of the Comprehensive Plan.

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:

1074-25:BGS:4931-2797-2469, v. 1