

**1. KENNETH V LITTRELL ZONING MAP AMENDMENT AND CLEAN SWEEP CAR WASH (JULIAS SPEYERS PROPERTY) (AMD) DEVELOPMENT PLAN**

- a. **PLN-MAR-26-00001: KENNETH V. LITTRELL** – a petition for a zone map amendment to modify conditional zoning restrictions to allow additional principal, accessory, and conditional uses in the existing Corridor Business (B-3) zone, for 1.16 net (1.88 gross) acres for property located at 532 & 550 S. Broadway and 659 Plunkett Street.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community’s resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is seeking to modify the existing conditional zoning restrictions on the subject properties prior to marketing it for sale. The applicant is not proposing any modifications to the existing structure at this time and intends to continue operating the car wash until the property is sold.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval,** for the following reasons:

- 1. The applicant has demonstrated that this portion of South Broadway has undergone a shift towards higher density residential development that was not anticipated when the conditional zoning restrictions were applied in 2000.
- 2. This recommendation of approval is subject to the following conditional zoning restrictions:

Under the Provisions of Article 6-7 of the Zoning Ordinance, the following conditional zoning restrictions shall apply:

- 1. The following uses shall be prohibited:
  - a. Establishments and lots for the display, rental, and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
  - b. Automobile refueling stations and service stations
  - c. Drive-through facilities for the sale of goods or products or provision of services otherwise permitted herein
  - d. Adult entertainment establishments
  - e. Minor automobile truck repair and service
- 2. Signage shall be as permitted and regulated in the B-1 zone.
- 3. Outdoor speakers shall be prohibited.

- b. **PLN-MJDP-26-00003: CLEAN SWEEP CAR WASH (JULIUS SPEYERS PROPERTY) (AMD) (4/5/26)\***  
 – located at 532 & 550 S. BROADWAY and 659 PLUNKETT STREET, LEXINGTON, KY  
 Council District: 3  
 Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict the existing car wash in support of the requested modification of the conditional zoning.

Requirements Not Met:

- 1. What is the proposal for stormwater management? (ZO 21-6(a)(9)) (Engineering)

Waiver(s) Necessary: None at this time.

Design Considerations:

- 1. See all Accela comments provided by the Division of Engineering.

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\* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Plan Questions or Concerns:

1. Discuss changing proposed conditional zoning to B-3 with prohibited uses. (Planning)
2. Is a sanitary sewer tap available for each proposed lot? (LSR 6-6(d)) (Engineering)
3. A consolidation plat will be required prior to certification of an amended Final Development Plan. (Planning)

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the modification of the conditional zoning; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of the treatment of greenways and greenspace.
6. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Presentation - Mr. Young oriented the Commission to the request for an amendment to the conditional zoning restrictions. He described the zoning in the vicinity and the history of the subject property. He detailed several changes to the surrounding area in the past 25 years, and stated that these changes were significant and met the criteria that would allow a change in conditional zoning. Mr. Young briefly described the applicants desire to allow more uses on the property, and stated that staff recommended approval of the request. He also said that staff recommended changing the list of allowable uses to a more conventional list of prohibited uses.

Mr. Chaney presented the associated development plan that did not depict any physical changes. He noted that there were several property lines that cut through the block, and the applicant would have to file a consolidation plat to correct that. He said that staff recommended approval of the development plan.

Commission Question - Ms. M. Davis asked if there was a tree inventory map and open space exhibit to see. Ms. Wade replied that the plan itself noted the trees that had been planted as well as the small amount of open space.

Applicant Representation - Attorney Lauren Nichols was present to represent the applicant. She reiterated that they were not proposing any alterations to the site, but they desired to make it more consistent with traditional B-3 zoning.

Action - Mr. Michler made a motion, seconded by Mr. J. Davis, and carried 8-0 (Owens, Penn, and Forester absent), to approve PLN-MAR-26-00001: KENNETH V. LITTRELL as presented by staff.

Mr. Michler made a motion, seconded by Mr. J. Davis, and carried 8-0 (Owens, Penn, and Forester absent), to approve PLN-MJDP-26-00003: CLEAN SWEEP CAR WASH (JULIUS SPEYERS PROPERTY) (AMD) with the six conditions listed, and ensuring that the building marked "oil change" would be changed to "proposed retail".

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