

BREAD AND ROSES, LLC (PLN-MAR-23-00003)

446 E HIGH STREET

Rezone the property to establish a bakery within an existing office building.

Applicant/Owner

Bread and Roses, LLC
417 E Maxwell Street
Lexington, KY 40508
richard@murphyclendenen.com

Application Details

Acreage:

1.2314 (1.3317 gross) acres

Current Zoning:

Professional Office (P-1) zone

Proposed Zoning:

Neighborhood Business (B-1) zone

Place-type / Development Type:

Enhanced Neighborhood

Low Density Non-Residential/ Mixed Use

For more information about the Enhanced Neighborhood Place-Type see *Imagine Lexington* pages 327-336 For more information on the Low Density Non-Residential/ Mixed Use Development Type, see page 272.

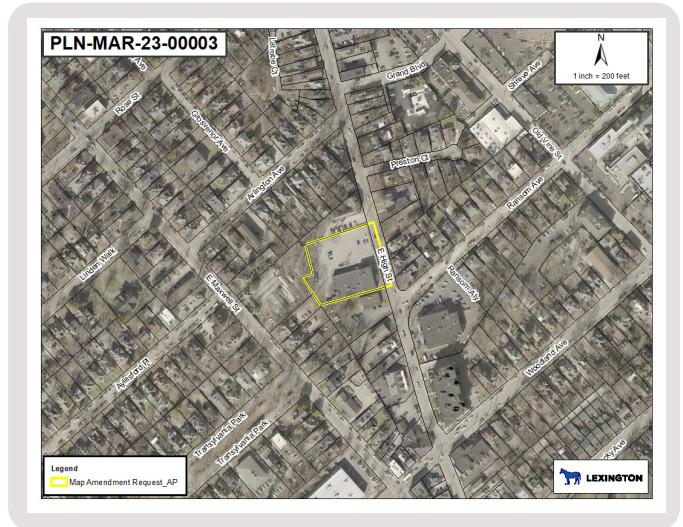
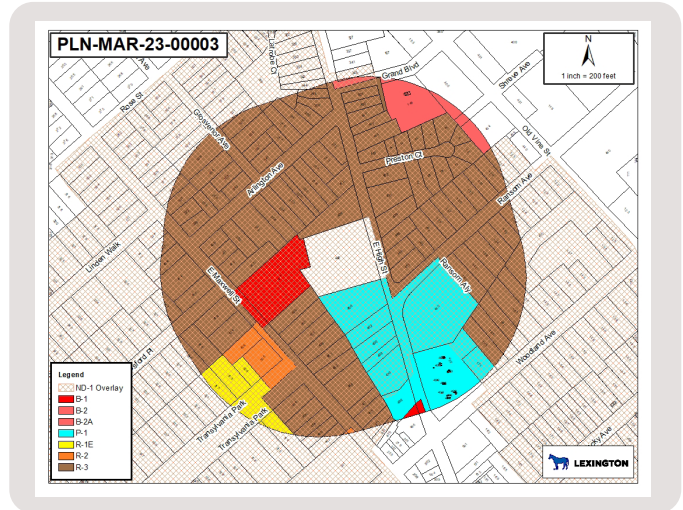
Description:

The applicant is seeking to incorporate a 4,500 square-foot bakery use into an existing 18,000 square-foot office building. The applicant intends to continue the current office uses that are located in the building. The applicant is also seeking variances to reduce the required landscaping buffer where the use adjoins residential zoning from 15 feet to 2.5 feet, and to eliminate a required row of 6-foot tall hedges.

Public Engagement

- The applicant indicates that they met with the Aylesford Neighborhood Association in January 2023 to discuss the project and answer any questions that the neighborhood might have regarding the proposed project. They indicated that no objections were voiced during the meeting.

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.



Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

Development Plan

