

January 9, 2026

Urban County Planning Commission
Division of Planning – Planning Services Section
101 E Vine Street, Floor 7
Lexington, KY 40507

Re: First Supplemental Justification Letter
PLN-MAR-26-00001
PLN-MJDP-26-00003
Conditional Zoning Use Modification for 532 S. Broadway, 550 S. Broadway, 659 Plunkett Street, Lexington Kentucky

Dear Members of the Planning Commission:

We submit this first supplemental justification letter for Kenneth Littrell’s application to amend and add to the current conditional uses implemented by DP 2000-30 for the properties zoned Corridor Business (B-3) located at 352 S. Broadway, 550 S. Broadway, and 659 Plunkett Street.

In this supplemental justification letter, we have enclosed the current conditional uses with the additional proposed uses “redlined” in Microsoft track changes for ease of review and discussion.

We appreciate your consideration of this matter.

Sincerely,



Lauren R. Nichols

The permitted uses of the subject property shall be limited to the following:

Permitted Principal B-3 Uses. (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Car washing establishments provided that surface water from such use shall not drain onto adjacent property or over a public sidewalk, and that adequate on site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.
2. Self service laundry, or laundry pick up station, or clothes cleaning establishments of not more than forty (40) pounds capacity and using a closed system process.
3. Garden centers.
4. Kennel, animal hospital or clinic, including office of veterinarian, providing that such structure or use, not including accessory parking areas, shall be at least one hundred (100) feet from any residential zone.
5. Minor automobile and truck repair.
6. Banks, credit agencies, security and commodity brokers and exchanges, credit institutions, savings and loan companies, holding and investment companies.
7. Barber shops, beauty shops.
8. Offices, and medical clinics.
9. Quick copy services utilizing xerographic or similar processes, but not utilizing offset printing methods.
10. Business colleges, technical or trade schools or institutions.
11. Schools for academic instruction.
12. Kindergartens, nursery schools and child care centers where enrollment is limited to the children of employees and staff of an office, business or commercial establishment which is located on or abutting the same lot as the proposed childcare facility. A fenced and screened play area shall be provided in an area located a minimum of ten (10) feet from a collector or arterial street and shall contain not less than twenty-five (25) square feet per child,
13. Athletic club facilities.
14. Parking lots and structures.
15. Principal permitted uses in the B-1 zone, except for as modified in Section 8-20; ; subject to the prohibition of outdoor speakers.
16. Eating and drinking establishments and nightclubs, with entertainment, and/or sale of alcoholic beverages; subject to the prohibition of outdoor speakers.
17. Hotel.
18. Mobile food vendor parks.
19. Multi-family dwelling, provided such uses conform to the provisions of Subsection (o)3. of Section 8-20.
20. Medicinal cannabis dispensaries and safety compliance facilities.

Permitted Accessory B-3 Uses. (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. Storage.
2. Parking areas.

3. Drive-through facilities for sale of goods or products or provision of services otherwise permitted herein.
4. Satellite dish antennas as further related by Article 15-7.
5. Swimming pools.
- 4.6. Micro-brewery, when accessory to a restaurant permitted herein; and shall be located at least one hundred (100) feet from a residential zone and shall be soundproofed to the maximum extent feasible by using existing technology, with noise or other emissions not creating a nuisance to the surrounding neighborhood; subject to the prohibition of outdoor speakers.

Permitted Conditional B-3 Uses. (Permitted only with Board of Adjustment approval.)

~~None will be permitted.~~

1. Micro-brewery or micro-distillery; subject to the prohibition of outdoor speakers.

Signage:

Signage shall be as permitted and regulated in the B-1 zone.

Prohibited Uses:

Outdoor speakers shall be prohibited.