

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

**RECOMMENDATION OF THE  
URBAN COUNTY PLANNING COMMISSION  
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE:** 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.

Having considered the above matter on **March 12, 2026**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **CONDITIONAL APPROVAL** of this matter 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.

These conditions are appropriate and necessary in order to ensure compatibility with the adjoining residential uses, and to preserve the character of the downtown corridor.

1. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00003: CLEAN SWEEP CAR WASH (JULIUS SPEYERS PROPERTY) (AMD)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 3<sup>rd</sup> day of April, 2026.

  
Secretary, Jim Duncan

by Traci Wade

ZACH DAVIS  
CHAIR

KRS 100.211(7) requires that the Council take action on this request by June 10, 2026.

Note: The corollary development plan PLN-MJDP-26-00003: CLEAN SWEEP CAR WASH (JULIUS SPEYERS PROPERTY) (AMD) was approved by the Planning Commission on March 12, 2026, and certified on March 26, 2026.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Lauren Nichols, attorney for the applicant.**

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES: (8) M. Davis, Barksdale, J. Davis, Z. Davis, Nicol, Wilson, Michler, and Worth  
NAYS: (0)  
ABSENT: (3) Penn, Owens, Forester  
ABSTAINED: (0)  
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-MAR-26-00001** carried.

Enclosures: Application  
Justification  
Supplemental Justification  
Legal Description  
Notification Map  
Development Snapshot  
Staff Report  
Applicable excerpts of minutes of above meeting