

Rec'd by _____

Date: _____

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

IN RE: PLN-MAR-26-00007: BREAD AND ROSES, LLC – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.6049 net (0.6436 gross) acres for property located at 456 East High Street. (Council District 3)

Having considered the above matter on April 23, 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 requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed development will respect the context of the surrounding area by utilizing a structure that has been at this location since 1954 (Theme A, Goal #2.b).
 - b. The proposed development will help the existing neighborhood flourish by introducing new neighborhood scaled and oriented business uses into what was previously a strictly professional office development (Theme A, Goal #3.a).
 - c. The proposed development will encourage positive and safe social interactions by retaining the pedestrian connections to surrounding uses (Theme A, Goal #3.b).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The applicant is not proposing any changes to the exterior of the building and will remain within the character of the area (Design Policy #4).
 - b. The request will repurpose an existing structure for another use (Growth Policy #4).
 - c. This development provides pedestrian-friendly connections to other neighborhood-level commercial uses (Design Policy #5 and #12).
3. The justification and corollary development plan are in agreement with the development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use as it promotes modifying the current office space to include low-intensity business uses that will provide neighborhood amenities in an existing mixed-use neighborhood (C-LI7-1, C-PS9-1, E-GR9-2).
 - b. The proposed rezoning meets the Transportation, Connectivity, and Walkability development criteria, as the proposal will utilize the existing pedestrian and vehicular connections that are in place for the existing office building, and the property is in close proximity to existing transit stop (A-DS1-2, A-DS4-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resilience as the existing tree canopy will be maintained, and native plants will be used for any new landscaping (B-PR7-1, B-SU11-1).
 - d. The proposed rezoning is compatible with the Site Design criteria as parking will continue to be oriented to the side and rear of the site. Additionally, over-parking will not occur as no new parking is being proposed (A-DS7-1, C-PS10-2).
 - e. The proposed rezoning meets the Building Form criteria as it is incorporating reuse of a viable existing structure and minimizes significant contrasts in scale, massing, and design (A-DN2-2, E-GR4-1).

4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:

a. Prohibited Uses:

- i. Automobile service stations
- ii. Miniature golf courses
- iii. Carnivals and Circuses, even on a temporary basis
- iv. Drive-through facilities
- v. Pawn shops
- vi. Gasoline pumps
- vii. Mining of non-metallic minerals
- viii. Parking lots and structures, other than as an accessory use
- ix. Rental of equipment whose retail sale would otherwise be permitted in a B-1 zone
- x. Minor automobile repair
- xi. Funeral parlors

These use restrictions are appropriate and necessary for the following reasons:

1. Staff finds that these restrictions are appropriate and necessary to protect the character of the Aylesford Park Historic area as well as the character of the High Street corridor.
2. The limitations of these uses also align with the applicant's stated goals of providing a development that is oriented towards the existing neighborhood, rather than the traveling public.

5. This recommendation is made subject to approval and certification of PLN-MJDP-26-00020: BREAD & ROSES PROPERTY, 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 15th day of May, 2026.


Secretary, Jim Duncan

ZACH DAVIS
CHAIR

KRS 100.211(7) requires that the Council take action on this request by July 22, 2026.

Note: A dimensional variance was approved by the Planning Commission on April 23, 2026.

Note: The corollary development plan PLN-MJDP-26-00020: BREAD AND ROSES, LLC PROPERTY was approved by the Planning Commission on April 23, 2026, and certified on May 7, 2026.

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

OBJECTORS

- NONE

OBJECTIONS

- NONE

VOTES WERE AS FOLLOWS:

AYES: (8) Barksdale, Z. Davis, Forester, Owens, Nicol, Penn, M. Davis and Worth
NAYS: (0)
ABSENT: (2) Wilson and J. Davis
ABSTAINED: (0)
DISQUALIFIED: (0)
RECUSED: (1) Michler

Motion for **APPROVAL** of **PLN-MAR-26-00007** carried.

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

