

Farmer, Chair
Ellinger, Vice Chair
Gorton
Kay
Ford
Blues
Beard

AGENDA

PLANNING & ZONING COMMITTEE

May 3, 2011
1:00 P.M.

1. Comprehensive Plan Goals & Objectives Update (1-31)
2. Items Referred to Committee

"Planning & Zoning Committee, to which should be referred matters relating to the Division of Planning and including, but not limited to, matters relating to housing, infill & redevelopment, purchase of development rights and Historic preservation, and any related partner agencies."

-Council Rules & Procedures, Section 2.102(1)

Effective January 1, 2011. Adopted by Urban County Council October 14, 2010

Committee Schedule

March 1

May 3

July 5

September 13

November 1

December 6

GOALS AND OBJECTIVES

MISSION STATEMENT

The mission of Lexington-Fayette Urban County Government's planning efforts is to provide a vision for physical development that will allow Lexington-Fayette County to grow and prosper, promoting economic development and viable job development while preserving the quality of life that makes it a desirable place to work and live and protecting and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

VISION FOR LEXINGTON-FAYETTE COUNTY

As the urban center of the Bluegrass Region, Lexington-Fayette County's vision is closely linked to what has been described as an ideal pattern of land use and urban design within its metropolitan regional setting. Lexington, as a compact urban center, is surrounded by a cherished and unique rural landscape and is rimmed by relatively compact smaller communities, each with its own distinctive character.

The built areas of Lexington-Fayette County are a collection of diverse neighborhoods with individual identities and characteristics encircled by general agricultural and thoroughbred horse farms. These neighborhoods are the building blocks of community throughout urban and rural areas. It is through these neighborhoods and rural settings that Lexingtonians experience an uncommon quality of life every day. Each neighborhood has value for Lexington, and all neighborhoods should be healthy, vibrant, and desirable places to live.

The challenge of planning efforts will be to sustain this extraordinary development pattern while preserving, enhancing, and allowing for redevelopment of the built environment and maintaining a high quality of life for current and future residents. The following Comprehensive Plan themes will enhance this effort:

- Promoting the myriad components that strengthen the viability of downtown, including professional and commercial uses, cultural and recreational activities, and new and existing housing.
- Implementing infill and redevelopment strategies that expand residential and commercial opportunities; are appropriate in character and design; and complement and reinforce the fabric of the neighborhood.
- Preserving horse farms, rural settlements, and rural Bluegrass landscapes by balancing agricultural and urban area needs in a manner that maintains a viable economy while retaining the strong sense of place that is Lexington and the Bluegrass.
- Enabling the creation, growth, and retention of jobs that promote a strong, progressive, and diversified urban and rural economy.
- Developing a green infrastructure system with open space, facilities, and amenities that serves all citizens and helps create a sense of community.
- Preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.
- Ensuring the availability of well-designed, affordable housing in an aesthetically satisfying environment, including housing opportunities in all price ranges that meet the needs of all citizens.
- Providing infrastructure improvements to fully serve existing developments, to accommodate current growth, to plan for long-term future urban needs, and to enhance the high quality of life in Lexington.



COMPREHENSIVE PLANNING PROCESS

Comprehensive planning is a systematic and continuing appraisal of the Urban County Government's opportunities with the purpose of guiding and coordinating public and private actions to produce an improved pattern of urban development. Lexington's comprehensive plans reflect the best thinking of the Urban County Government and its citizens about these development opportunities and overall development policies at a current point in the planning process. This process is a continuing program of study, discussion, coordination, and direct action intended to provide perspective and understanding to both long-range and short-range decision making. This is an open-ended process that must be responsive to changing conditions. As a result, this plan, which looks 20 years and beyond, is reviewed and re-evaluated every five years to assure the continuing relevance of the Goals and Objectives.

Land use planning is comprehensive in at least three ways. First, it involves both the short- and long-term time intervals. Second, though centered on physical development and guidance of physical change and impact, a comprehensive plan must give appropriate weight to social and economic factors. Third, though primarily a guide for local action, there must be careful consideration of regional implications.

While traditional comprehensive planning attempts to understand and assess Lexington-Fayette County as an urban and rural system, this plan also incorporates elements of strategic planning wherein achievable objectives over the first five years of the plan are identified in the Implementation chapter. In short, within the plan's long-range framework, it will incorporate certain strategic planning concepts that blend the best aspects of traditional planning and strategic action-oriented planning.

GOALS STATEMENT

The vision of Lexington-Fayette County is directly related to the goals in the *2007 Comprehensive Plan*. The goals create a vision of the physical development and quality of life the community hopes to achieve. While each goal is a worthwhile statement of purpose, all the goals are meant to be viewed holistically as a systematic approach to making Lexington-Fayette County an even better community. The goals are further clarified through a series of objectives or specific means of action to accomplish this agreed upon Lexington-Fayette County vision.

To assure that the intent of the *2007 Comprehensive Plan* is followed, recommendations on proposed land use or other plan elements should be based upon this plan in its entirety, including the Goals and Objectives, Land Use, Green Infrastructure, Community Facilities, Housing and Neighborhoods, Transportation, and Implementation. Individual elements of this plan should not be consulted exclusively. Accordingly, the Goals and Objectives should be viewed comprehensively. Efforts have been made to minimize the repetition of Objectives under multiple Goals, placing the Objective only under the most relevant Goal. Use of these Goals and Objectives in future land use planning decisions should reflect the breadth of the Goals and Objectives as a whole.

The *2007 Comprehensive Plan* in its entirety is the single formal document in which major development goals, objectives, and plan elements are brought together and coordinated. The following Goals and Objectives frequently refer to land use development concepts and functional planning areas for Lexington-Fayette County. Used in conjunction with other goals, objectives, and plan elements, they shape land use decision-making and guide future development. The Goals and Objectives, however, are not intended to dictate specific land uses and zoning categories.



GOAL 1. Provide planning processes which enable widespread citizen participation and benefit Lexington-Fayette County.

OBJECTIVES:

- A. Provide an ethically sound decision-making environment for planning and zoning; ensure that the planning process is open and accessible, efficient and effective.
- B. Encourage active citizen participation in planning processes from all segments of the community.
- C. Use all available technology to enable dissemination of public information and enhance opportunities for citizen participation; consider alternative formats for public input and communication to ensure a well-informed public.
- D. Work with citizen-based neighborhood organizations that encourage and enable neighborhood self-management and improvement.



GOAL 2

REGIONAL PLANNING

GOAL 2. Promote regional planning and coordination throughout the inner Bluegrass Region.

OBJECTIVES:

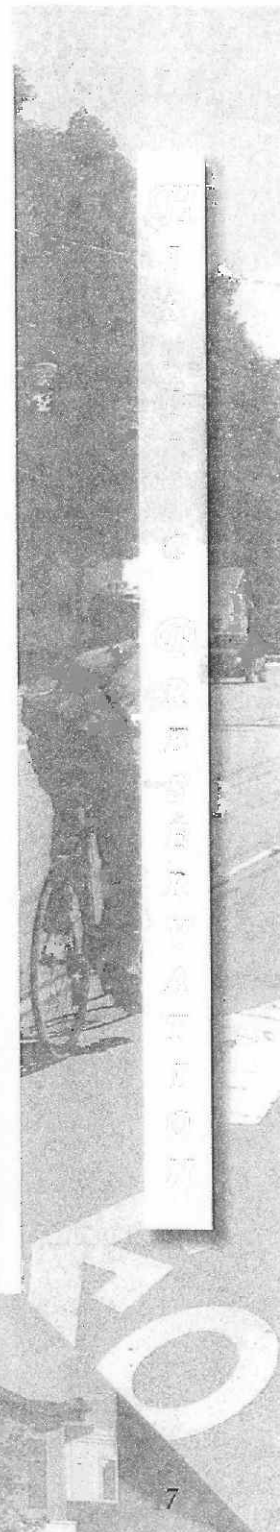
- A. Promote cooperation among local planning commissions, local governments, the Metropolitan Planning Organization, and the Regional Planning Council, including sharing information and data bases and increasing awareness of regional planning, environmental issues, and alternative growth management techniques.
- B. Develop and adopt a regional plan with local land use policies that enhance the positive aspects of growth for the region; encourage more efficient use of land; maintain identities of individual communities; and preserve the agricultural core, the natural resources, and the cultural landscape of the Bluegrass Region.
- C. Study alternative organizational structures for regional land use and transportation planning efforts.
- D. Pursue intergovernmental planning processes and integrated land use, transportation, sanitary sewers, and storm water planning of potential development along each of Fayette County's borders and the radial arterial road corridors connecting adjacent counties with Lexington.
- E. Study a diverse range of transportation improvements to meet long-range, inter-county transportation needs, linking transportation proposals with growth management controls to ensure efficient traffic movement and responsible planning.
- F. Encourage intergovernmental regional planning processes for the development of parks, greenspace, viewsheds, and greenways, including bikeway opportunities.
- G. Pursue greater planning, cooperation, and coordination with entities of state and federal government to ensure that governmental land uses not subject to local zoning control do not unduly burden Urban County Government infrastructure or adversely impact land uses in the general vicinity.
- H. Participate in planning activities related to expansion and construction projects at the Blue Grass Airport.
- I. Consult with command authorities at Blue Grass Army Depot in Madison County to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population in Fayette County.

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1. The first of the three main sections of the book is a historical overview of the city of Lexington, Kentucky, from its founding in 1775 to the present. This section covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.
2. The second section of the book is a detailed description of the city's geography and climate. It covers the city's location in the heart of the Bluegrass region, its proximity to the Kentucky River, and its status as a major center of horse racing and breeding. It also discusses the city's climate, which is characterized by hot summers and cold winters, and its status as a major center of horse racing and breeding.
3. The third section of the book is a detailed description of the city's history and culture. It covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.
4. The fourth section of the book is a detailed description of the city's economy and industry. It covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.
5. The fifth section of the book is a detailed description of the city's transportation and infrastructure. It covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.
6. The sixth section of the book is a detailed description of the city's social and cultural life. It covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.
7. The seventh section of the book is a detailed description of the city's future prospects. It covers the city's early years as a frontier settlement, its growth as a major center of commerce and industry, and its role in the American Civil War and Reconstruction. It also discusses the city's cultural and educational institutions, and its status as a major center of horse racing and breeding.



Lexington - Fayette County, Kentucky



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THE 2007 COMPREHENSIVE P...

Part 1

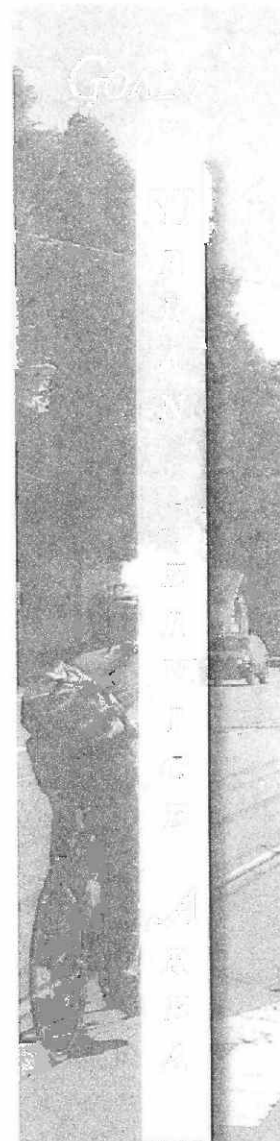
1. The first part of the book is devoted to a general introduction to the subject of the book. It discusses the importance of the subject and the scope of the book. It also discusses the organization of the book and the notation used throughout.
2. The second part of the book is devoted to a detailed discussion of the theory of the subject. It covers the basic concepts and results of the theory, and discusses the various methods used to prove these results.
3. The third part of the book is devoted to a detailed discussion of the applications of the theory. It covers the various ways in which the theory has been applied to other areas of mathematics and science.
4. The fourth part of the book is devoted to a detailed discussion of the history of the subject. It covers the various contributions of different mathematicians to the development of the subject over time.
5. The fifth part of the book is devoted to a detailed discussion of the current state of the subject. It covers the various open problems and conjectures in the field, and discusses the progress that has been made in solving these problems.
6. The sixth part of the book is devoted to a detailed discussion of the future of the subject. It covers the various areas in which the subject is expected to have a significant impact in the future, and discusses the challenges that will need to be overcome in order to achieve this.
7. The seventh part of the book is devoted to a detailed discussion of the bibliography. It lists the various books and articles that have been cited in the text, and provides a brief summary of each.
8. The eighth part of the book is devoted to a detailed discussion of the index. It lists the various topics and concepts that are covered in the book, and provides a brief summary of each.
9. The ninth part of the book is devoted to a detailed discussion of the appendix. It contains various supplementary material, including tables, figures, and proofs.
10. The tenth part of the book is devoted to a detailed discussion of the conclusion. It summarizes the main findings of the book, and discusses the implications of these findings for the future of the subject.

G. H. A. G. M. S. R.

General Description of the Property and its Surroundings

Contents

1. General Description of the Property and its Surroundings
2. Description of the Property and its Surroundings
3. Description of the Property and its Surroundings
4. Description of the Property and its Surroundings
5. Description of the Property and its Surroundings
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Case Study: The Role of the Teacher in the Classroom

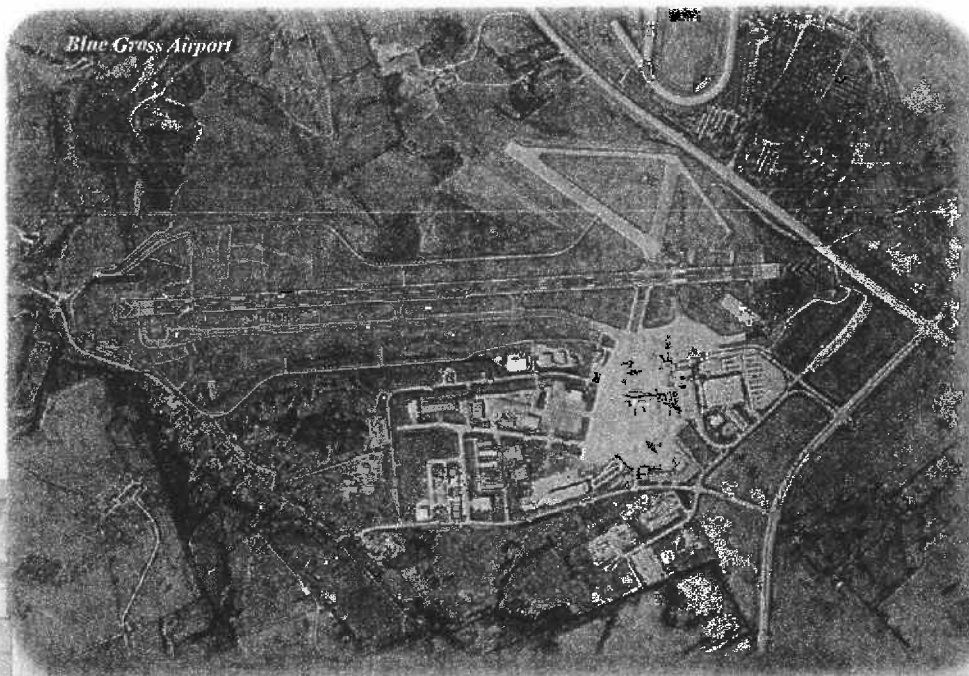
Summary

1. The teacher is the central figure in the classroom, responsible for the learning and development of the students.
2. The teacher should create a positive and supportive learning environment for all students.
3. The teacher should use a variety of instructional strategies to meet the needs of all learners.
4. The teacher should assess student learning and provide feedback to help them improve.
5. The teacher should collaborate with colleagues and parents to support student learning.
6. The teacher should be a role model for students, demonstrating positive values and behaviors.
7. The teacher should be a lifelong learner, staying current in their field and seeking professional development opportunities.
8. The teacher should be a reflective practitioner, evaluating their own practice and making adjustments as needed.
9. The teacher should be a leader in the classroom, inspiring and motivating students to achieve their best.
10. The teacher should be a change agent, working to improve the education system and society as a whole.

GOAL 9. Maintain the boundaries and manage the land use in established Rural Activity Centers.

OBJECTIVES:

- A. Recognize the unique characteristics and history of the four established Rural Activity Centers.
- B. Create no new Rural Activity Centers.
- C. Limit Rural Activity Centers to the existing boundaries, except for consideration as a part of the comprehensive plan or a small area plan process and upon consideration of issues outlined in the *Rural Service Area Land Management Plan*, including land needs, traffic, adequacy of sewers, and other pertinent factors.
- D. Limit land uses in Rural Activity Centers to the recommendations of the 2007 *Comprehensive Plan*.
- E. Plan for future land uses of Rural Activity Centers that are consistent and compatible with Rural Service Area uses.
- F. Assure that the Blue Grass Airport Rural Activity Center continues to meet the aviation needs of Central Kentucky and its service area.
- G. Foster compatibility between the airport and adjacent agricultural land uses, and between the airport and the residential population, especially the maintenance of open space and established communities around the airport.
- H. Protect the agricultural and scenic characteristics of the surrounding land.
- I. Consult with command authorities at Bluegrass Station (also know as Avon Rural Activity Center) to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population.



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GOAL II. Provide diverse business and employment opportunities for Lexington-Fayette County.

OBJECTIVES:

- A. Encourage expansion of agricultural employment opportunities.
- B. Create and enhance partnerships among the Urban County Government, the University of Kentucky and other post-secondary educational institutions, and the business community that encourage high wage business development, specifically technology and knowledge-based economic development opportunities.
- C. Encourage retention and expansion of existing local industries and businesses.
- D. Attract new job-creating capital investment to Lexington and the region.
- E. Devote economic development resources equitably, assisting existing firms as well as attracting new ones.
- F. Provide for workforce development by increased training and employment opportunities for those segments of the County with chronic unemployment.
- G. Encourage employment opportunities that lead to full and equal employment for all citizens, including Lexington's poor.
- H. Permit only economic development activities that are consistent with and complementary to the protection of the built and the natural environment and human resources.
- I. Provide essential employment areas that are compatible with residential neighborhoods and Lexington-Fayette County as a whole.
- J. Encourage revitalization and/or reuse of underutilized employment centers.
- K. Identify long-range strategies for economic development that reflect the comparative advantage of Lexington and the region.
- L. Allow greater flexibility within commercial, office, warehouse, and industrial areas within the Urban Service Area and Rural Activity Centers where these uses will not conflict with residential and agricultural uses.
- M. Encourage economic development that will provide residents with economic opportunities that sustain adequate income and generate sufficient public revenue for equitable and adequate services and facilities.
- N. Provide for additional home-based businesses in a manner compatible with the character and quality of the surrounding neighborhood.
- O. Analyze manufacturing and light industrial areas for availability and appropriateness and address future land use needs for high quality manufacturing and light industrial jobs in accessible locations.
- P. Encourage diverse modes and routes of transportation opportunities between employment sites and residential concentrations.
- Q. Work as a partner with local institutions of higher learning as they expand their workforces.

GOAL II ¹³

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CHAPTER 10: THE ENVIRONMENT

QUESTIONS

1. The environmental movement is a social movement that seeks to protect the environment and improve the quality of life.
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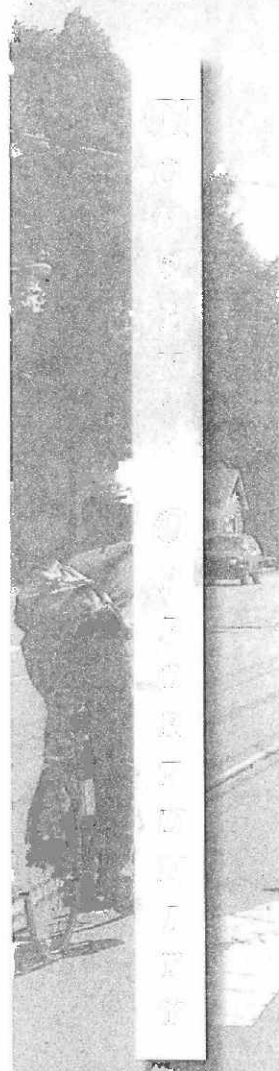
COMMUNITIES AND NEIGHBORHOODS

Communities and neighborhoods are the building blocks of a strong, healthy, and vibrant region. They are the places where people live, work, and play, and where they form the social and economic fabric of the region.

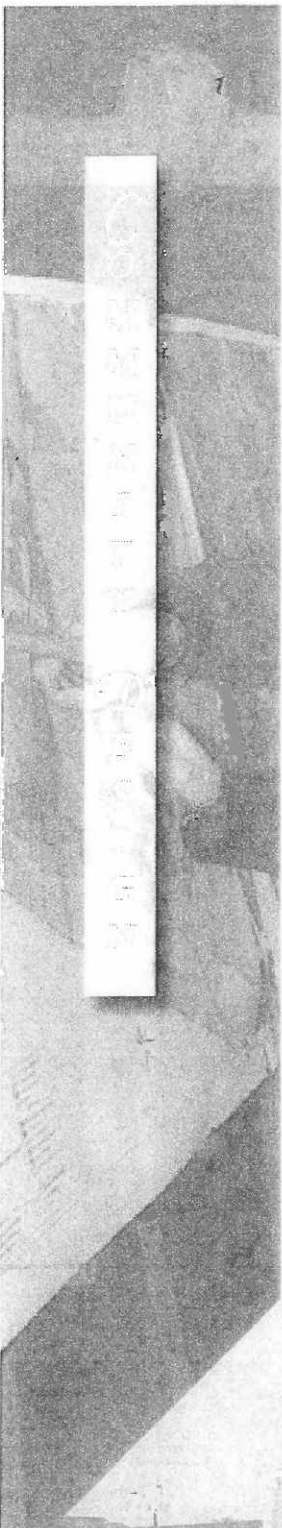
Strategies

1. Support the development of vibrant, healthy, and resilient communities and neighborhoods that are inclusive, equitable, and sustainable.
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14. Support the development of vibrant, healthy, and resilient communities and neighborhoods that are inclusive, equitable, and sustainable.
15. Support the development of vibrant, healthy, and resilient communities and neighborhoods that are inclusive, equitable, and sustainable.

GOALS



WINSTON-FAYETTE COUNTY, KENTUCKY



General, specific, and programmatic goals and objectives for the
comprehensive plan are established, and the following
recommendations are made.

Findings

1. The community is a vibrant, growing, and diverse one, and the
comprehensive plan should reflect this reality.
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comprehensive plan should reflect this reality.
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GOAL 15. Preserve, protect, and enhance the character and quality of existing neighborhoods.

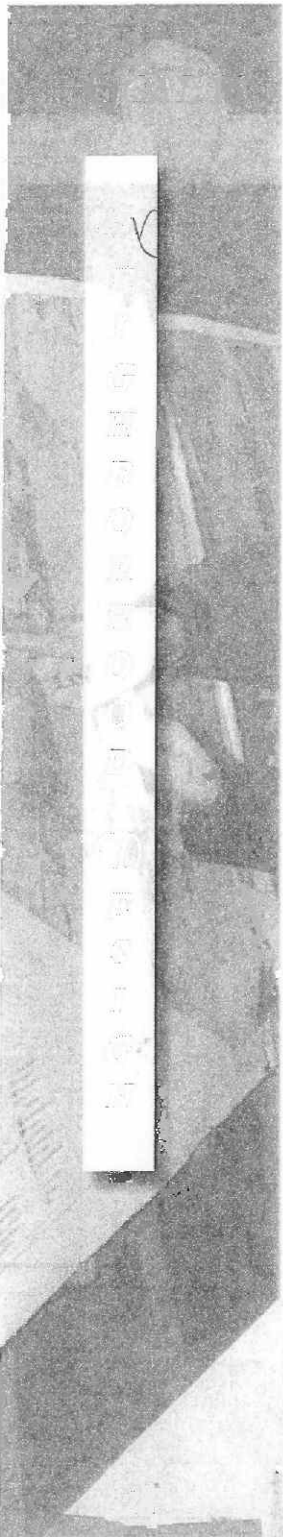
OBJECTIVES:

- A. Retain the character, identity, and appearance of vital, successful residential and nonresidential areas.
- B. Develop strategies to maintain, preserve, and revitalize existing neighborhoods.
- C. Develop, adopt, and periodically review small area plans as tools to address neighborhood and community enhancement issues; develop small area plans in a systematic manner, ensuring that they are thoughtful and inclusive, with broad neighborhood participation.
- D. Develop design standards and/or guidelines for compatible infill and redevelopment for older, established areas that reflect the best characteristics of those areas, including the rural settlements identified in the *Rural Service Area Land Management Plan*.
- E. Plan for and promote infill and redevelopment that is appropriate in character, density, and design and serves to reinforce the fabric of the neighborhood.
- F. Plan for the establishment of retail uses with a neighborhood focus and character, providing opportunities for employment and essential services closer to residents, including but not limited to corner groceries, dry cleaners, delicatessens, and barbershops.
- G. Plan for the revitalization of existing neighborhood business areas (B-1 zones).
- H. Encourage innovative design, planning, and development solutions that are consistent with neighborhood needs and character.
- I. Implement neighborhood protection overlay zoning provisions as a tool for establishing stability and protection in existing and, especially, older neighborhoods.
- J. Continue to work with universities and neighborhoods to address common concerns.
- K. Promote human-scale, bicycle, and pedestrian-friendly neighborhoods.
- L. Enhance the visual quality of arterial and collector streets with street trees and with landscape buffers along neighborhood streets and backyards that border major arterials, where feasible.
- M. Promote, maintain, and expand the urban forest in existing neighborhoods.
- N. Review existing land use and zoning and amend the zoning map as necessary to protect neighborhoods, to encourage appropriate density and character development, and to implement the recommendations of the *2007 Comprehensive Plan*.
- O. Create a system to review existing conditional uses to ensure that they are complying with conditions imposed at the time of their approval.

GOAL 15¹⁷

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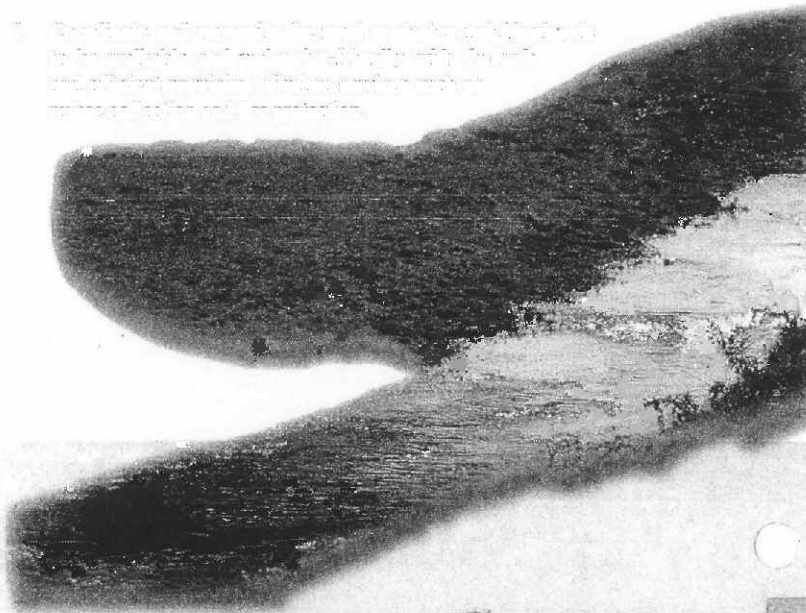
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CHAPTER 4: THE 2007 COMPREHENSIVE PLAN

CHAPTER 4

1. The Comprehensive Plan is a document that provides a long-term vision for the future of the community. It is a guide for the community's development and growth, and it is a tool for the community to use to make decisions about its future.
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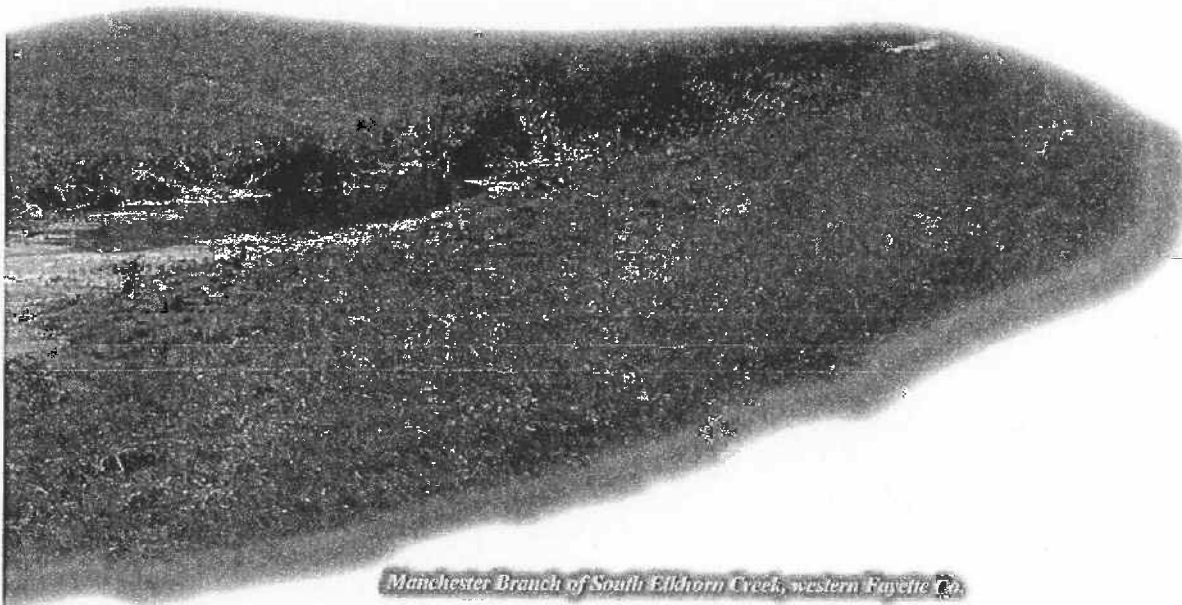


FACILITIES AND SERVICES

GOAL 17. Conserve, protect, and develop ground and surface water resources to meet the long- and short-term water supply needs.

OBJECTIVES:

- A. Coordinate 2007 *Comprehensive Plan* analyses and recommendations with water supply and infrastructure needs and issues addressed in the Fayette County 20-Year Comprehensive Water Supply Plan.
- B. Protect and enhance the overall quality of the stream and river corridors and aquifer recharge areas in both urban and rural areas.
- C. Preserve natural water storage and retention systems.
- D. Work closely with organizations and agencies that address water quality and supply, as well as surrounding communities, to ensure responsible regional solutions to the future water supply, including contingencies during droughts.
- E. Ensure there is a continual source of potable groundwater from the Royal Spring water system for Scott and Fayette County residents.
- F. Reduce water usage through the implementation of long-term conservation measures.
- G. Improve coordination and planning between the private and public sectors to provide an adequate and effective water supply.



Manchester Branch of South Elkhorn Creek, western Fayette Co.

GOAL 17¹⁹

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GOAL 18

PUBLIC FACILITIES

GOAL 18. Provide and maintain essential public services and facilities.

OBJECTIVES:

- A. Ensure public services and facilities are adequate and equitably distributed.
- B. Plan and program land acquisition and the installation of all essential public facilities, including but not limited to roadway needs, to reasonably coincide with the occurrence of development.
- C. Maintain existing infrastructure and levels of service, and establish standards for timely maintenance, repair, and replacement needed for expansion.
- D. Balance capital improvement expenditures between existing and new developments.
- E. Make adequate the essential public facilities serving existing neighborhoods, underutilized employment centers, and economic development sites to more fully realize the potential of these areas.
- F. Work as a partner with the University of Kentucky to ensure the provision of adequate infrastructure and other public services as UK implements its Top 20 Business Plan.
- G. Maintain a supportive relationship, open communication, and close coordination with Fayette County Public Schools regarding their facility and infrastructure needs.
- H. Develop mechanisms that facilitate site acquisition and school construction that best meet the needs of Lexington-Fayette County and the requirements of the Kentucky statutes and regulations.
- I. Provide sanitary sewer service to the entire Urban Service Area through public and private cooperative efforts in financing, easement acquisition, and construction as detailed in the LFUCG 201 Facilities Plan Update.
- J. Upgrade existing sanitary and storm sewer systems and facilities and add new facilities as needed.

West High Street entrance to Lexington Center

GOAL 19. Provide and maintain a comprehensive transportation system.

OBJECTIVES:

- A. Use the transportation and land use planning and development process to continuously monitor, update, and implement the Transportation Plan and to coordinate all aspects with other *2007 Comprehensive Plan* elements.
- B. Encourage a more efficient and interconnected system of streets and highways and promote traffic patterns that provide alternatives to corridor travel.
- C. Build collector road systems as planned.
- D. Promote a safe and efficient transportation network within and between neighborhoods by incorporating traffic calming design and enhancements with interconnectivity of local streets.
- E. Comply with the Clean Air Act of 1990.
- F. Comply with all applicable federal accessibility regulations.
- G. Provide a balanced and coordinated multi-modal transportation system; encourage the use of all viable modes of transportation.
- H. Promote integrated land use and transportation planning.
- I. Encourage and enhance mass transit development and use, including such related infrastructure as transfer facilities, bus shelters, street graphics, and pull-off and acceleration lanes.
- J. Encourage and enhance alternatives to motorized modes of transportation, including biking and walking.
- K. Ensure equitable distribution of transportation facilities and resources for low-income and minority populations, and minimize the inequitable impacts.
- L. Ensure new transportation improvements minimize disruption of neighborhoods and farming operations.
- M. Reduce the demand for single-occupancy vehicles on the highways by the use of transportation demand measures, such as flextime, telecommuting, land use management, and parking controls.
- N. Enhance the visual character of all major transportation routes.

GOAL 19

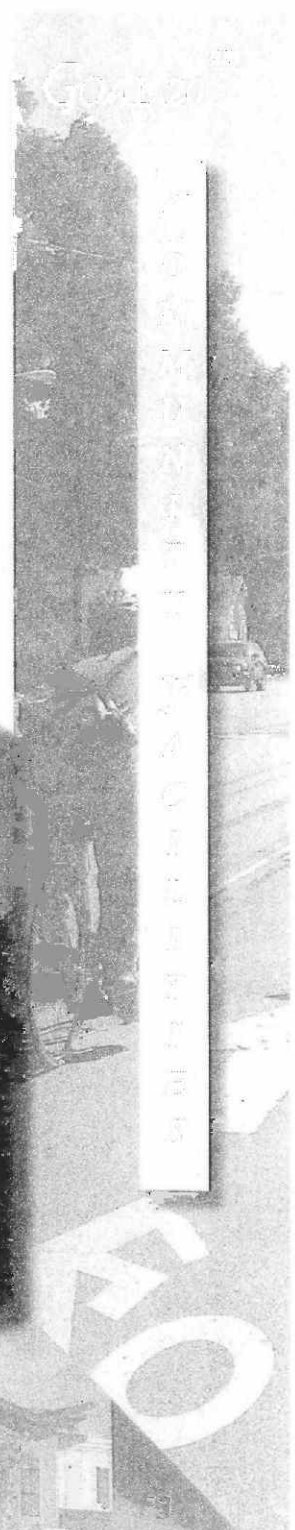
T R A N S P O R T A T I O N S Y S T E M

History of Fayette County

- 1. The first settlement in Fayette County was made by John Smith in 1775.
- 2. The first school was established in 1780.
- 3. The first church was established in 1785.
- 4. The first newspaper was published in 1790.
- 5. The first bridge was built in 1795.
- 6. The first railroad was built in 1800.
- 7. The first cotton gin was built in 1805.
- 8. The first cotton mill was built in 1810.



LEXINGTON-FAYETTE COUNTY, KENTUCKY



Recommendations

1. The Board of Directors should approve the following recommendations:

Recommendations

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18. The Board of Directors should approve the following recommendations:
19. The Board of Directors should approve the following recommendations:
20. The Board of Directors should approve the following recommendations:

100.183 Comprehensive plan required.

The planning commission of each unit shall prepare a comprehensive plan, which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. The elements of the plan may be expressed in words, graphics, or other appropriate forms. They shall be interrelated, and each element shall describe how it relates to each of the other elements.

Effective: July 15, 1986

History: Amended 1986 Ky. Acts ch. 141, sec. 10, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 24.

100.187 Contents of comprehensive plan.

The comprehensive plan shall contain, as a minimum, the following elements:

- (1) A statement of goals and objectives, which shall serve as a guide for the physical development and economic and social well-being of the planning unit;
- (2) A land use plan element, which shall show proposals for the most appropriate, economic, desirable, and feasible patterns for the general location, character, extent, and interrelationship of the manner in which the community should use its public and private land at specified times as far into the future as is reasonable to foresee. Such land uses may cover, without being limited to, public and private, residential, commercial, industrial, agricultural, and recreational land uses;
- (3) A transportation plan element, which shall show proposals for the most desirable, appropriate, economic, and feasible pattern for the general location, character, and extent of the channels, routes, and terminals for transportation facilities for the circulation of persons and goods for specified times as far into the future as is reasonable to foresee. The channels, routes, and terminals may include, without being limited to, all classes of highways or streets, railways, airways, waterways; routings for mass transit trucks, etc.; and terminals for people, goods, or vehicles related to highways, airways, waterways, and railways;
- (4) A community facilities plan element which shall show proposals for the most desirable, appropriate, economic, and feasible pattern for the general location, character, and the extent of public and semipublic buildings, land, and facilities for specified times as far into the future as is reasonable to foresee. The facilities may include, without being limited to, parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire stations, police stations, jails, or other public office or administrative facilities;
- (5) (a) Provisions for the accommodation of all military installations greater than or equal in area to three hundred (300) acres that are:
 1. Contained wholly or partially within the planning unit's boundaries;
 2. Abutting the planning unit's boundaries; or
 3. Contained within or abutting any county that contains a planning unit.
 (b) The goal of providing for the accommodation of these military installations shall be to minimize conflicts between the relevant military installations and the planning unit's residential population. These provisions shall be made after consultation with the relevant installation's command authorities to determine the needs of the relevant military installation. These consultations shall include but not be limited to questions of installation expansion, environmental impact, issues of installation safety, and issues relating to air space usage, to include noise pollution, air pollution, and air safety concerns; and
- (6) The comprehensive plan may include any additional elements such as, without being limited to, community renewal, housing, flood control, pollution, conservation, natural resources, regional impact, historic preservation, and other

programs which in the judgment of the planning commission will further serve the purposes of the comprehensive plan.

Effective: June 24, 2003

History: Amended 2003 Ky. Acts ch. 167, sec. 10, effective June 24, 2003. -- Amended 1990 Ky. Acts ch. 362, sec. 1, effective July 13, 1990. -- Amended 1986 Ky. Acts ch. 141, sec. 11, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 25.

100.191 Research requirements for comprehensive plan.

All elements of the comprehensive plan shall be based upon but not limited to, the following research, analysis, and projections:

- (1) An analysis of the general distribution and characteristics of past and present population and a forecast of the extent and character of future population as far into the future as is reasonable to foresee;
- (2) An economic survey and analysis of the major existing public and private business activities, and a forecast of future economic levels, including a forecast of anticipated necessary actions by the community to increase the quality of life of its current and future population through the encouragement of economic development as far into the future as is reasonable to foresee;
- (3) Research and analysis as to the nature, extent, adequacy, and the needs of the community for the existing land and building use, transportation, and community facilities in terms of their general location, character and extent, including, the identification and mapping of agricultural lands of statewide importance and analysis of the impacts of community land use needs on these lands; and
- (4) Additional background information for the elements of the comprehensive plan may include any other research analysis, and projections which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.

Effective: July 15, 1994

History: Amended 1994 Ky. Acts ch. 390, sec. 31, effective July 15, 1994. -- Amended 1986 Ky. Acts ch. 141, sec. 12, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 26.

100.193 Statement of goals and objectives -- Action on statement by legislative bodies and fiscal courts -- Notice -- Hearing.

- (1) The planning commission of each planning unit shall prepare and adopt the statement of goals and objectives to act as a guide for the preparation of the remaining elements and the aids to implementing the plans. The statement shall be presented for consideration, amendment, and adoption by each legislative body and fiscal court in the planning unit. The legislative bodies and fiscal courts shall take action upon the proposed statement of goals and objectives within ninety (90) days of the date upon which the legislative body or fiscal court receives the planning commission's final action upon such proposal. If no action is taken within the ninety (90) day period, the statement of goals and objectives shall be deemed to have been approved by operation of law.
- (2) Each legislative body and fiscal court in the planning unit may develop goals and objectives for the area within its jurisdiction which the planning commission shall consider when preparing or amending the comprehensive plan. During its preparation and that of the other plan elements, it shall be the duty of the planning commission to consult with public officials and agencies, boards of health, school boards, public and private utility companies, civic, educational, professional, and other organizations, and with citizens.
- (3) During the preparation of the statement of goals and objectives, and at least fourteen (14) days prior to any public hearing on the adoption, amendment, or readoption of any element of the comprehensive plan, the planning commission shall give notice of the preparation of the statement or the hearing to the following public officials in each city and county adjacent to the planning unit:
 - (a) If the adjacent city or county is part of a planning unit, the notice shall be sent to the planning commission of that unit; or
 - (b) If the adjacent city or county is not part of a planning unit, the notice shall be sent to the chief executive officer of that city or county government.
- (4) The notice required in subsection (3) of this section, and a copy of the proposed comprehensive plan element, shall also be given to the regional planning council for the area in which the planning unit is located. The council shall coordinate the review and comments of local governments and planning commissions serving planning units affected by the proposal and make recommendations designed to promote coordinated land use in the regional planning council's area of jurisdiction.
- (5) Any planning commission which is adopting, amending, or readopting any element of the comprehensive plan may conduct a hearing to receive testimony from adjacent planning units, city or county governments, or the regional planning council of the affected area.

Effective: July 15, 2008

History: Amended 2008 Ky. Acts ch. 167, sec. 1, effective July 15, 2008. -- Amended 1992 Ky. Acts ch. 268, sec. 2, effective July 14, 1992. -- Amended 1990 Ky. Acts ch. 362, sec. 2, effective July 13, 1990. -- Amended 1986 Ky. Acts ch. 141, sec. 13, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 27.

100.197 Adoption of plan elements -- Periodic amendment or readoption.

- (1) All elements of the comprehensive plan shall be prepared with a view towards carrying out the statement of goals and objectives. The various elements may be adopted as they are completed, or as a whole when all have been completed. The planning commission shall hold a public hearing and adopt the elements. The comprehensive plan elements, and their research basis, shall be reviewed from time to time in light of social, economic, technical, and physical advancements or changes. At least once every five (5) years, the commission shall amend or readopt the plan elements. It shall not be necessary to conduct a comprehensive review of the research done at the time of the original adoption pursuant to KRS 100.191, when the commission finds that the original research is still valid. The amendment or readoption shall occur only after a public hearing before the planning commission.
- (2) The elements of the comprehensive plan shall be reviewed by the planning commission at least once every five (5) years and amended if necessary. If the goals and objectives statement is proposed to be amended then the proposed amendments shall be submitted to the legislative bodies and fiscal courts in the planning unit for consideration, amendment, and adoption. The legislative bodies and fiscal courts shall take action upon the proposed statement of goals and objectives within ninety (90) days of the date upon which the legislative body or fiscal court receives the planning commission's final action upon such proposal. If no action is taken within the ninety (90) day period, the proposed amendments to the statement of goals and objectives shall be deemed to have been approved by operation of law. If the goals and objectives statement is not proposed to be amended, it shall not be necessary to submit it to the legislative bodies and fiscal courts for action. If the review is not performed, any property owner in the planning unit may file suit in the Circuit Court. If the Circuit Court finds that the review has not been performed, it shall order the planning commission, or the legislative body in the case of the statement of goals and objectives element, to perform the review, and it may set a schedule or deadline of not less than nine (9) months for the completion of the review. No comprehensive plan shall be declared invalid by the Circuit Court unless the planning commission fails to perform the review according to the court's schedule or deadline. The procedure set forth in this section shall be the exclusive remedy for failure to perform the review.
- (3) Within thirty (30) days after its adoption, amendment, or readoption by the planning commission, a copy of each element of the comprehensive plan shall be sent to public officials in adjacent cities, counties, and planning units, following the procedures provided in subsection (3) of KRS 100.193.

Effective: July 15, 2008

History: Amended 2008 Ky. Acts ch. 167, sec. 2, effective July 15, 2008. -- Amended 1990 Ky. Acts ch. 362, sec. 3, effective July 13, 1990. -- Amended 1986 Ky. Acts ch. 141, sec. 14, effective July 15, 1986. -- Created 1966 Ky. Acts ch. 172, sec. 28.

2012 Comprehensive Plan Vacant Land

January 1, 2011

Land Use Category	Projections from 2007 Comprehensive Plan		2012 Comprehensive Plan Projection Scenarios			
	6-Year Average 2000 - 2005		5-Year Average 2006 - 2010		11-Year Average 2000 - 2010	
	Acres Absorbed per Year	Years Remaining	Acres Absorbed per Year	Years Remaining @ 2006-10 avg rate	Acres Absorbed per Year	Years Remaining @ 2000-10 avg rate
Residential	631	9	299	15	450	10
Employment	147	15	72	21	150	10
Other	102	10	81	9	67	11
Total	880		452		667	

Vacant Land January 1, 2011	
Residential	4,506 acres
Employment	1,491 acres
Other	718 acres
Total	6,715 acres
Note: The 2010 vacant land analysis (2012 Comprehensive Plan Projection Scenarios) deducted 866 acres of floodplain, greenspace, and other land that cannot be developed. These lands had been included in previous years' analyses.	