

AGENDA
Urban County Planning Commission - Continuation of Public Hearing

September 7, 2017

3:00 p.m.

Council Chambers, 2nd Floor Government Center

- I. **Call to Order** – The meeting will be called to order at 3:00 p.m. in the Council Chamber, 2nd floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **Continuation of *Imagine Lexington* 2018 Comprehensive Plan Update Goals & Objectives Public Input Hearing** – The Planning Commission will discuss and consider recommending the proposed Goals & Objectives of the *Imagine Lexington* 2018 Comprehensive Plan.
- III. **Adjourn**

Theme C, Goal 1, Objective D was revised to:

- Split up the two thoughts conveyed (specifically-targeted employment sectors, and publicly-owned economic development land) into two separate Goals & Objectives
- Elevate the importance of the publicly-owned land concept by prioritizing it as a Goal
- Reinforce the idea that we can amend the Comprehensive Plan as necessary to respond to pressing economic development needs

Theme C Goal 1 Objective D

2013 Comprehensive Plan:

Foster the success and growth of large employment sectors, and provide readily available economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.

Initial 2018 Comprehensive Plan:

Foster the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like); identify, provide and sustain readily available publicly controlled economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.

Recommended 2018 Comprehensive Plan:

<Language deleted and split into the following two Goals & Objectives>

Theme C Goal 2 Objective A

2013 Comprehensive Plan:

Identify and promote sectors of the economy that will flourish in Lexington-Fayette County.

Initial 2018 Comprehensive Plan:

Identify and promote sectors of the economy that will flourish in Lexington-Fayette County.

Recommended 2018 Comprehensive Plan:

Prioritize the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like), and enable infill and redevelopment that creates jobs where people live.

Theme C Goal 3

2013 Comprehensive Plan:

<Does not exist>

Initial 2018 Comprehensive Plan:

<Does not exist>

Recommended 2018 Comprehensive Plan:

Identify, provide and sustain readily available publicly-controlled economic development land to meet Fayette County's need for jobs, amending the Comprehensive Plan as necessary to ensure it remains an up-to-date and workable framework for economic development.

The revision below to Theme E, Goal 1, Objective B is designed to accommodate wording concerns raised by both the Planning Commission and the Fayette County Neighborhood Council, while continuing to meet the initial imagine Lexington vision by providing all facets of sustainable development.

Theme E Goal 1 Objective B

2013 Comprehensive Plan:

Encourage compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, to accommodate future growth needs.

Initial 2018 Comprehensive Plan:

Require intense, and sustainable development of all types within the Urban Service Area, to accommodate future growth needs and safeguard rural land.

Recommended 2018 Comprehensive Plan:

Ensure all types of development are environmentally, economically, and socially sustainable to accommodate the future growth needs of all residents while safeguarding rural land.

The revision below to Theme E, Goal 1, Objective D is in response to comments made by Ms. Campbell of the Historic South Hill Neighborhood Association at the August 31st Public Hearing. Though language did exist that discussed the need for context-sensitive development in our proposed draft, and called for increased density in other areas of the plan, there was no Goal or Objective tying the two concepts together, nor did any language exist that related the new development to historic features.

Theme E Goal 1 Objective D

2013 Comprehensive Plan:

<Does not exist>

Initial 2018 Comprehensive Plan:

Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land.

Recommended 2018 Comprehensive Plan:

Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

Preamble

To ensure that the urban growth boundary policies and other long-range planning issues address the expected needs for new urban development and contribute to the prosperity of Lexington-Fayette County, these goals and objectives have been drafted based upon the determined projected community needs of today with the confidence that they will continue to be reviewed and revised as necessary on the five-year review cycle mandated by state statute. As always, the Planning Commission may consider making recommendations to amend the goals and objectives in the interim.

Mission Statement

The 2018 Comprehensive Plan, *Imagine Lexington*, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Theme A - Growing Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types.
- c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.
- d. Create and implement housing incentives that strengthen the opportunities for higher-density and housing affordability.

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- b. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- c. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.
- d. Implement innovative programs, such as the public infrastructure fund and land bank programs, to facilitate sustainable development, including, but not limited to, housing affordable at all income levels and commercial and economic activity.

- e. Create materials that educate the public about infill and redevelopment.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County
- b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
- c. Minimize disruption of natural features when building new communities.
- d. Promote, maintain, and expand the urban forest throughout Lexington.

Theme B - Protecting the Environment

Goal 1: Continue to implement the Consent Decree, including the capacity assurance program, as directed by the Environmental Protection Agency.

Goal 2: Reduce Lexington-Fayette County's carbon footprint.

Objectives:

- a. Continue programs and initiatives to improve energy efficiency.
- b. Anticipate the community's needs by encouraging environmentally sustainable uses of natural resources.
- c. Provide incentives for green building, sustainable development, and transit-oriented development with civic agencies leading by example through the use of green building standards.
- d. Prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence.

Goal 3: Apply environmentally sustainable practices to protect, conserve and restore landscapes and natural resources.

Objectives:

- a. Support the funding, planning and management of a green infrastructure program.
- b. Identify and protect natural resources and landscapes before development occurs.
- c. Incorporate green infrastructure principles in new plans and policies, including, but not limited to, land use and transportation.
- d. Coordinate interrelated planning, programs and activities that impact the protection, conservation and restoration of landscapes and natural resources.

Theme C - Creating Jobs and Prosperity

Goal 1: Support and showcase local assets to further the creation of a variety of jobs.

Objectives

- a. Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
- b. Strengthen regulations and policies that propel the agricultural economy, including, but

not limited to, local food production and distribution, agritourism and the equine industry that showcase Lexington-Fayette County as the Horse Capital of the World.

- c. Collaborate with institutions of higher learning to foster a capable and skilled work force while engaging agencies that address the lack of prosperity for residents by reducing joblessness.
- d. Foster the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like); identify, provide and sustain readily available publicly controlled economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.
- e. Encourage development that promotes and enhances tourism.

Goal 2: Attract the world's finest jobs, encourage an entrepreneurial spirit, and enhance our ability to recruit and retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community.

Objectives

- a. Identify and promote sectors of the economy that will flourish in Lexington-Fayette County.
- b. Improve opportunities for small business development and workers who rely on personal technology.
- c. Review and improve regulations and policies that attract and retain high paying jobs through close collaboration with agencies that focus on economic development.
- d. Provide entertainment and other quality of life opportunities that attract young professionals and a work force of all ages and talents to Lexington.

Theme D - Improving a Desirable Community

Goal 1: Work to achieve an effective and comprehensive transportation system.

Objectives:

- a. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
- b. Develop a viable network of accessible transportation alternatives for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways and other strategies.
- c. Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.
- d. Improve traffic operation strategies.

Goal 2: Support a model of development that focuses on people-first to provide accessible community facilities and services to meet the health, safety and quality of life needs of Lexington-Fayette County's residents and visitors.

Objectives:

- a. Encourage public safety and social sustainability by supporting Secured-by-Design concepts and other policies and programs for the built and natural environments of

neighborhoods to help reduce opportunities for crimes.

- b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.

Goal 3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Objectives:

- a. Protect historic resources and archaeological sites.
- b. Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.
- c. Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements and urban and rural neighborhoods.

Goal 4: Promote, support, encourage and provide incentives for public art.

Theme E - Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Service Area concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area.
- b. Require intense and sustainable development of all types within the Urban Service Area to accommodate future growth needs and safeguard rural land.
- c. Emphasize intense redevelopment of underutilized corridors.
- d. Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land.
- e. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

Goal 2: Support the agricultural economy, horse farms, general agricultural farms and the rural character of the Rural Service Area.

Objectives:

- a. Protect and enhance the natural, cultural, historic and environmental resources of Lexington-Fayette County's Rural Service Area and Bluegrass farmland to help promote the general agricultural brand and ensure Lexington-Fayette County remains the Horse Capital of the World.
- b. Support the Purchase of Development Rights and private sector farmland conservation programs to protect, preserve and enhance our signature agricultural industries, historic structures, cultural landscapes, natural environments and community welfare.

Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers.

Goal 4: Protect Lexington's invaluable rural resources and inform long-range planning for infrastructure, community facilities and economic development through the creation of a new process for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.

Objectives:

- a. Establish the process via a study, involving diverse stakeholders and constituents, that meets the projected needs of the agricultural and development communities, by preserving key agricultural resources from development pressures and identifying land for future urban development.
- b. Ensure the study designates rural land for long-term preservation, identifies land for potential future urban development and specifies triggers, thresholds and timing for the addition of the identified urban land into the Urban Service Boundary, keeping infill and land use efficiency as the continued primary objectives.

Theme F - Implementing the Plan for Lexington-Fayette County and the Bluegrass

Goal 1: Engage and educate the residents of Lexington-Fayette County in the planning process.

Objectives:

- a. Pursue all venue of communication, including, but not limited to, electronic and social media to involve residents.
- b. Establish early and continuous communication with residents.
- c. Develop a network of diverse contacts and a means to engage them.
- d. Build on the *On the Table* initiative and continue to engage in partnerships with community organizations to reach underrepresented populations.

Goal 2: Implement the 2018 Comprehensive Plan.

Objectives:

- a. Establish a continually updated series of metrics to mark progress implementing the 2018 Comprehensive Plan.
- b. Create a website to host the metrics, updating the general public on progress while providing transparency and supporting data.
- c. Develop criteria, based upon the goals and objectives, to guide zone map amendment decisions.

Goal 3: Increase regional planning.

Objectives:

- a. Set the standard through leadership and engagement to identify and resolve regional issues.
- b. Support legislative efforts and cross-border actions that improve regional planning, including, but not limited to, developing regional policies; sharing information; and planning for regional systems of transportation, open space, water supply and infrastructure.