

J. **Brown, Chair**
P. Worley, Vice-Chair
W. Baxter
C. Ellinger
J. McCurn
S. Lamb
D. Kloiber
A. Bledsoe
J. Reynolds
K. Plomin



AGENDA
Planning and Public Safety Committee
September 21, 2021
1:00 P.M.

- | | | |
|-------------|---|-----------------------------------|
| I. | Approval of August 10, 2021 Committee Summary | (1-5) |
| II. | Home-based Business: Inclusion of Hairdressing | (Worley/Goderwis) (6-19) |
| III. | Sustainable Growth Study Update | (J. Brown/Bencz) (20-42) |
| IV. | Lexington Community Paramedicine | (Reynolds/Lockard) (43-50) |
| V. | Items Referred to Committee | (51) |

"Planning and Public Safety Committee, to which shall be referred matters relating to the department of planning, preservation and development and its divisions, the department of public safety and its divisions, any related partner agencies, and matters relating to capital improvement projects.- Council Rules & Procedures, Section 2.102 (1) as adopted by Urban County Council November 1, 2018

2021 Meeting Schedule

February 2	July 6
March 2	August 10
April 6	September 21
May 4	November 2
June 8	



Planning and Public Safety Committee Meeting

August 10, 2021

Summary and Motions

Chair J. Brown called the meeting to order at 1:03 p.m. Committee Members Ellinger, McCurn, Lamb, Kloiber, Worley, Baxter, Bledsoe, and Reynolds, were in attendance. Committee Member Plomin was absent. Vice-Mayor Kay and Council Members Moloney, LeGris, Sheehan, and F. Brown were in attendance as non-voting members.

I. Approval of July 6, 2021 Committee Summary

Motion by Bledsoe to approve the July 6, 2021 Planning and Public Safety Committee Summary. Seconded by Ellinger. The motion passed without dissent.

II. Infill & Redevelopment Committee Recommendation

Vice-Mayor Kay explained that there is an analysis of the current Comprehensive Plan included in the packet which pulled out phrases or indirect references to “context sensitivity”. The reason this is being brought forward, he said, is because the Infill & Redevelopment Committee had an extensive discussion about the way in which this currently functions, especially when it comes to the way zone changes are presented to Council. There has been some interest in clarifying as much as possible what it means to be context sensitive and to allow for a change in a zone that respects context sensitivity so this is an attempt to work on increasing that clarity. He referenced 4 specific recommendations which pertain to encouraging the Planning staff to work toward providing more clarity in the next Comprehensive Plan, but there is no action requested at this time.

J. Brown asked what the next step would be for getting clarity on context sensitivity with regard to zone changes and James Duncan, Director of Planning, explained the process and he said the idea is that staff will review context sensitivity and this would get incorporated into the next Comprehensive Plan.

No further comment or action was taken on this item.

III. Comprehensive Plan Implementation Update

Motion was made by Lamb to suspend the rules and allow public comment on this item. Seconded by Bledsoe. Motion passed without dissent.

At this time, several members of the public provided comments regarding the ADU topic included in the *Comprehensive Plan Implementation Update*.

James Duncan, Director of Planning, provided a status update on initiatives that came out of the last Comprehensive Plan (2018). He began with a background that explained several Zoning Ordinance Text Amendments (ZOTAs) and Subdivision Regulation Amendments (SRAs) which were initiated by adoption of the Comprehensive Plan and explained that these amendments would enable more housing and would ensure that neighborhoods are protected and enhanced as new development occurs. He emphasized that this has been done with a great deal of transparency and public input. He highlighted a few of the changes

such as the de-regulation of the Zoning Ordinance to allow for multi-family housing in shopping centers; the unanimous recommendation by the Planning Commission to support Accessory Dwelling Units (ADUs) that would apply throughout the Urban Service Boundary; parking relief for qualified affordable housing developments; adjustment of the Floor Area Ratio (FAR); and elimination of parking minimums for all zones. To improve quality of life, he said, the width of sidewalks was increased and there were adjustments to street continuity for improved safety and access for public streets. Chris Woodall, Manager of Long-Range Planning, spoke about separate processes for ADUs and Street Patterns and Continuity which are both amendments to the ordinances and regulations, but have followed different paths. He explained that the ADUs had significant interest from the public and concerns were raised and addressed by the Planning Commission which led to a more involved process. The process for Street Patterns and Continuity received less public participation with no serious concerns raised and this allowed for a more streamlined process to implement. He spoke about the opposition tied to this initiative because of the Open Space ZOTA and said while the Street Patterns and Continuity and the Open Space ZOTA complement one another, each is not dependent on the other. Chris Taylor, Administrative Officer in Long-Range Planning, reviewed the four types of ADUs permitted: new construction, alteration of existing structure, addition to existing structure, and conversion of existing structure. He highlighted multiple community response efforts and public input sessions, most of which were received in 2018 and 2019. Based on the public input received regarding the initial proposed ordinance, he said, the Planning Commission made changes to the maximum occupancy limit; added a conditional use requirement for short-term rentals within ADUs; and there is an owner-occupancy requirement.

Kay asked why the setback of 1.5 FT for auxiliary buildings is the same setback requirement for ADUs. Taylor explained that originally for detached structures, the proposal was for a 3 FT setback, but the Planning Commission preferred to have the setback for a detached structure at a consistent 1.5 FT to avoid potential confusion especially when considering the conversion of an existing detached structures. Kay asked if the setback could be amended to 3 FT excluding detached structures and Taylor confirmed that with additional efforts, this can be done. Kay asked what happens when a property with an ADU on it is sold and Duncan explained that it would be connected to the deed so the subsequent property owner would be subjected to the same deed restrictions. He added that should the property owner choose to do so, the ADU could be removed and the deed restriction for the ADU could be removed as well.

Reynolds asked if a conditional use is required for ADUs to be rented. Duncan explained that a conditional use permit is required to allow for short-term rentals, but the property owner can rent the ADU without a conditional use permit. Reynolds asked about the process for doing this and Duncan explained that they would request this through the Board of Adjustment and decisions are made on a case by case basis. Reynolds asked about the logistics of enforcing these regulations for dimensional aspects or life safety requirements (plumbing, electrical, etc.) and Duncan said this would be monitored by Division of Building Inspection, particularly when they issue the building permit and the Certificate of Occupancy. Reynolds expressed concern about not having a minimum requirement.

McCurn asked which type of ADU has generated the most negative feedback and Duncan explained that it has been the detached structure because currently most of the ADUs exist in homes with basements or attic spaces that have been converted so the physical impact is non-existent. McCurn asked if there has been any discussion to remove the detached structure from the proposal and Duncan said the intent is to provide a variety of options for the accessory unit because there are homes with no basement or attic space to be converted, but a detached garage could be converted and would be less expensive than building a new one. McCurn asked if the ADU could be sold as a separate parcel or if the home would have

to be sold with the ADU and Duncan explained that this proposal does not anticipate a subdivision of property.

Kloiber spoke about the design of ADUs and asked if there will be enforcement of context sensitivity applied to these structures for approval. Duncan explained that as context sensitivity is incorporated into new policy, he anticipates it would be addressed with detached structures just as with other structures that are built in the neighborhood. Kloiber asked if there would be a requirement for this to meet some type of connectivity to the neighborhood and Duncan explained that the design manual would be reviewed with the property owner and the neighborhood, especially if they are in areas where restrictions exist.

Sheehan asked about the plan for public input on ADUs because she wants to be sure the public is included in the conversation. J. Brown said he agrees it is important to have the public weigh in on this as we move forward.

For clarification, F. Brown asked if this would be a separate ordinance coming forward for ADUs in the ZOTA process without combining other issues and Duncan confirmed saying this is an update to the existing Zoning Ordinance in various single family residential zones, but it is focused on ADUs. F. Brown spoke about the 4 types of ADUs permitted and said the biggest concern is new construction with the 1.5 FT setback and said he does not see a reason for this provision. He suggested that Division of Planning review the item on new construction as this appears to be most controversial.

Ellinger and Duncan discussed that an apartment in a basement qualifies as an ADU when there is a full kitchen, full bathroom, and a sleeping area. Ellinger asked if all ADUs are required to have a pre-application conference and Duncan explained this would be addressed in the building or electrical permit process. Ellinger asked if a new address would be required and Duncan said it is not required, but a separate address could be created for the ADU and Taylor added that there are guidelines for addressing this in the design manual. Ellinger asked about ND-1 and H1 overlay and how that is different and Duncan confirmed that applicable built-in and government regulated design standards would apply to outside construction. When asked about owner-occupancy, Duncan confirmed that the owner is required to live in the principal structure or the ADU. Ellinger asked about renting out the ADU long-term, but not short-term and Duncan confirmed that the ADU could be built with the intention of renting it out and he pointed out that it does not have to be rented to a family member.

Moloney spoke about homes with unfinished basements that will eventually be finished with setups for bathroom and kitchen and he asked if Building Inspection identifies this as ADU since it has the capacity to be one. Duncan said that because ADUs are only permitted in the expansion area, the builder would not be declaring to Building Inspection that it will be an ADU. Moloney asked if a home that has a basement with a kitchen and bathroom would be considered an ADU. Duncan said they would not be called an ADU at this time, because those are currently not allowed and ADU implies there will be a sleeping room.

Baxter explained she has received a lot of feedback and many have reached out in opposition of the ADU proposal because it is a big change and because there has been misinformation. She asked how many neighborhoods would be excluded from having the opportunity to build an ADU based on deed restrictions or the HOA. Duncan said they do not have an accurate sense of how many HOA restrictions or deed restrictions there would be because that information is not shared. Baxter spoke about the need

to overcome obstacles such as financing and assessing appraisals for properties that include an ADU as well as deed restrictions on the property as we move forward.

Kloiber spoke about the Street Patterns and Continuity and Open Space ZOTA being independent, but working together and he asked if they would be presented to Council all together or piece-meal. Duncan explained that Street Patterns and Continuity has already been recommended by the Planning Commission, but they have not reviewed the Open Space ZOTA so that will be coming separately.

Moloney asked if there would be a limit to square footage of ADUs in basements and Duncan confirmed that the current requirement is that ADUs can be no more than 800 sq. ft., regardless of the amount of space available. Moloney expressed concern that basements converted to ADUs would be limited to 800 sq. ft.

J. Brown spoke about the ZOTAs having the intent to improve opportunities for increased housing and housing density. He asked about the impact of having ADUs in committee for so long. Duncan explained that there is significant community interest surrounding this item and he understand the desire to have this discussed in a format that would be accessible to the community. He said this was a housing option the senior citizen community and other members of the community have requested and it is also a way to add additional, incremental housing to the community without having to take up additional land. J. Brown asked if there is nothing that currently governs ADUs and if this is an attempt to have an intentional regulation put in place to regulate and enforce ADU standards. Duncan said in order to make ADUs as specific and described as possible, the Zoning Ordinance should be updated to address whether or not ADUs are permitted and what that process should be. J. Brown asked how deed restrictions work with enforcement when someone is in violation. Duncan said it would be a Zoning Enforcement issue and that process would be followed similar to other zoning violations. J. Brown asked if the ordinance could be amended to make all detached structures a conditional use or if that would have a negative impact on the effectiveness of ADUs. Duncan said research shows that having a barrier such as this one, would halt someone's desire to move forward in the process of getting an ADU. J. Brown suggested having a special meeting of this committee with all council members allowed to participate and including a public hearing component for further discussion on ADUs.

Worley expressed concern with making a committee meeting a Committee of the Whole (COW) and setting aside a single item from the traditional committee structure when a Work Session at the time the item is reported-out of committee will allow for full Council participation, but he stressed that he is not against moving this forward. Bledsoe said there could be an issue with having a meeting that allows for public comment and then not taking action at that same meeting because people who came to hear and participate in the discussion were not present when action was taken. Moloney spoke about questions asked today that were not answered and he asked if the public hearing would be for public input only without answering questions or providing clarification. J. Brown said the meeting could potentially be structured similar to a Zone Change Hearing with a review of Ordinance, addressing the changes that have been made since the original version and opening the floor for public input. Baxter said it would be helpful to have a one-page clear and concise information sheet to be shared with constituents. Worley said he is supportive of having this done similar to Zone Change Hearing with a notification process for public input. Kay spoke in favor of having a Special Planning and Public Safety Committee meeting with all Council Members recognized to participate, allowing public comment at that time, and a review of the ordinance. Sheehan spoke about public education on this issue and asked if there is a web site the public could go to for this information. Woodall confirmed that imaginelexington.com/ADU will direct the public to more

information on ADUs. Lamb pointed out that this item will still be reported out at a Work Session and will follow the traditional process of having first and second readings at subsequent Council meetings.

No further comment or action was taken on this item.

IV. Sustainable Growth Study Update

Due to time constraints, this presentation was postponed to the September 21, 2021 Planning and Public Safety Committee agenda.

V. Items Referred to Committee

No further comment or action was taken on this item.

Motion by Baxter to adjourn at 2:34 p.m. Seconded by Kloiber. Motion passed without dissent.

HOME-BASED BUSINESS: INCLUSION OF HAIRDRESSING/CUTTING

Planning and Public Safety Committee

September 21, 2021



LEXINGTON

What are the Levels of Home Work in the Zoning Ordinance?

- *Home office* means an office for record-keeping and administration of work.
- *Home occupation* means a gainful occupation or profession carried on in a residence that does not involve customer or client visits to the residence (excluding pick-up of pre-ordered items or drop-off of items to be repaired); and materials or equipment used in the conduct of the home occupation is limited to items that have minimal potential for disturbing surrounding properties due to noise or potentially harmful chemicals. Examples include, but are not limited to, sewing, handicrafts, home-based processing, and computer graphics and/or design.

What are the Levels of Home Work in the Zoning Ordinance?

- *Home-based business* means a gainful occupation or profession carried on in a residence that involves:
 - a) Customers or clients coming to the residence; and/or
 - b) The use of materials or equipment that are potentially disturbing to surrounding properties due to noise, odors, flammability or some other risk factor.
- Examples include, but are not limited to, individual music instruction; athletic training; counseling services; and upholstery work.
- The term "home-based businesses" shall not include barber shops; beauty parlors; offices for escort services; massage parlors, automobile and small engine repair; medical or dental offices; palm reading or fortune telling; catering or food-handling requiring a commercial kitchen; and uses, other than upholstery, which are first permitted in the B-4, I-1 or I-2 zone.

Intensity of Use

Accessory Use

- Home Office
- Home Occupation
 - Low potential for nuisance production
 - No Outside Visitors
 - Contained to the Principal Primary Structure
 - Does not necessitate the modification of the property

Conditional Use Permit

- Home-Based Business
 - Potential for nuisance production
 - Outside Visitors coming to the property
 - Contained to the Principal Primary Structure
 - Might necessitate the modification of the property
 - The introduction of a very limited business use into a residential zone

Intensity of Use

Accessory Use

- Home Office

Conditional Use Permit

- Home-Based Business

No Employees on Site

- Does not necessitate the modification of the property

Primary Structure

- Might necessitate the modification of the property
- The introduction of a very limited business use into a residential zone

Related Text Amendment: PLN-ZOTA-21-00004

1. Clean up text within the Zoning Ordinance for uses that are regulated by the State or are not permitted to be regulated by local governments
 - Home-Based Microprocessors
 - Home-Based Processors
 - The Regulation of the firearm repair and small businesses related to firearms

07/22/2021: Planning Commission Recommended Approval (9-0)

08/26/2021: First Reading by Council

09/16/2021: Second Reading by Council

KY Board of Cosmetology

Facilities Licensed:

- **Beauty Salon**
 - Practice of Cosmetology (nail services, hairdressing and cutting, makeup application, facial hair services)
- **Nail Salon**
 - Nail Services only
- **Esthetic Salon**
 - Practice of Esthetics (facials, skin care, beautifying or cleaning the body with cosmetic products)
- **Limited Facility**
 - “Blow drying services” only, as defined. (includes cleaning, arranging, cutting, blow drying, curling, and similar)

Why don't we allow these uses now?

"The term "home-based businesses" shall not include barber shops; beauty parlors; offices for escort services; massage parlors, automobile and small engine repair; medical or dental offices; palm reading or fortune telling; catering or food-handling requiring a commercial kitchen; and uses, other than upholstery, which are first permitted in the B-4, I-1 or I-2 zone."

- **Concerns about traffic and parking, if appointments are scheduled too close together.**
- **Concerns about modifications to the residential character of the house.**
- **Many of these activities are expressly prohibited because of past problems experienced locally (years ago) when they were allowable as home occupations. This is why the Zoning Ordinance was later amended to exclude such activities.**

Regulation of home-based work has become more flexible in recent years, as the introduction of the home-based business designation in 2017 allowed customers to come to a residence for limited services.

- Pilates instruction (individual)
- Yoga instruction (individual)
- Health coaching (individual)
- Piano lessons (individual)
- Counseling (individual and occasional small groups)

Proposed Language – Article 1

Home-based business means a gainful occupation or profession carried on in a residence that involves:

- a) Customers or clients coming to the residence; and/or
- b) The use of materials or equipment that are potentially disturbing to surrounding properties due to noise, odors, flammability or some other risk factor.

Examples include, but are not limited to, individual music instruction; athletic training; counseling services; and upholstery work.

The term "home-based businesses" shall not include ~~barber shops; beauty parlors;~~ offices for escort services; massage parlors, automobile and small engine repair; medical or dental offices; palm reading or fortune telling; catering or food-handling requiring a commercial kitchen; and uses, other than upholstery, which are first permitted in the B-4, I-1 or I-2 zone.

Existing Language – Article 3

Sec. 3-10. - General regulations for operation of a home office or home occupation. Shall be as follows:

- (a) The use shall be clearly incidental and secondary to use for dwelling purposes with no more than three hundred (300) square feet of the dwelling devoted to each use;
- (b) The use shall be operated by and shall employ only residents of the dwelling;
- (c) No commodities or merchandise shall be stored on the property other than those produced and/or repaired by the residents on the premises; any firearms being modified or repaired on the premises as part of a home occupation shall be located in a locked safe and shall never be discharged on site.
- (d) The residence shall maintain its residential character and shall not be altered or remodeled so as to change the residential appearance of the building;
- (e) The use shall be located in the dwelling unit and not in any accessory building;
- (f) On-site sales or visits to the home by customers, clients, patrons and the general public are not allowed, excluding the pick-up of pre-ordered items or drop-off of items to be repaired;
- (g) The use does not involve potentially disturbing equipment, materials or chemicals.

These provisions are not intended to restrict offices accessory to principal permitted agricultural uses located in homes on the same agricultural property.

A home office shall not include offices for escort services.

Existing Language – Article 3

Sec. 3-11. - General regulations for operation of a home-based business.
Shall be as follows:

- (a) All activities shall comply with the provisions outlined in section 3-10(a) through (f) above;
- (b) Any conditions regarding the use of firearms or potentially disturbing equipment, materials or chemicals (e.g., soundproofing or other safety measures) shall be as determined to be appropriate by the Board of Adjustment;
- (c) Limitations on hours of operation and frequency of customer/client visits shall be as determined to be appropriate by the Board of Adjustment;
- (d) No additional paving for parking shall be permitted;
- (e) The use does not adversely affect surrounding properties by excessive traffic generation, noise or odors that might be associated with equipment, materials or chemicals used in the operation of the home-based business.

HOW IS A HOME-BASED BUSINESS REGULATED?

- **Application to the Board of Adjustment**
 - Application is reviewed by Planning Staff and notice is given to surrounding property owners.
 - Planning Staff makes a recommendation to the BOA, which will include conditions of approval (things like hours of operation, number of customers allowed, frequency of appointments, etc.)
 - Board of Adjustment makes a decision at their monthly meeting.
- **If approved,**
 - Conditional uses are inspected annually to insure that they are operating in accordance with their approval.
 - Citizen complaints will trigger an additional inspection.
 - If the use is not found to be in compliance and no effort is made to return to compliance, the Board may hold a revocation hearing and rule to revoke a conditional use.

Questions?



SUSTAINABLE GROWTH STUDY – PROGRESS UPDATE

Planning & Public Safety Committee

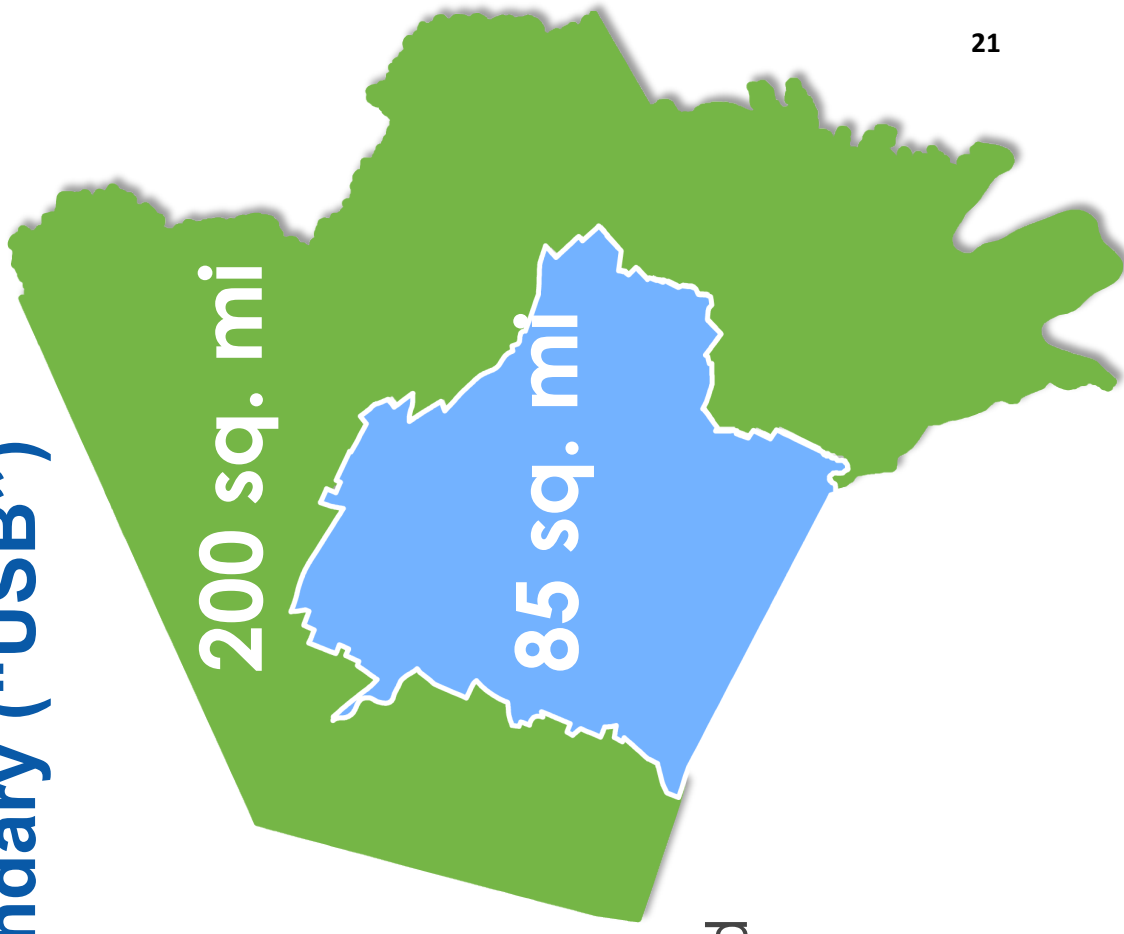
September 21, 2021



LEXINGTON

The Urban Service Boundary (“USB”)

- Established in 1958 – first in the nation
- Purpose: Manage infrastructure and development in a fiscally responsible manner, & preserve agricultural assets
- Last expansion (5,330 acres) was 25 years ago and resulted in Expansion Area Master Plan



The Sustainable Growth Study

■ *Imagine Lexington:* Theme E, Urban & Rural Balance

- Goal 3: Maintains the current boundaries of the Urban Service Area until this Goal is superseded by Goal 4.
- Goal 4: Calls for the creation of a **new process for determining long-term land use decisions involving the Urban Service Boundary & Rural Activity Centers**

GOAL 4: PROTECT LEXINGTON'S INVALUABLE RURAL RESOURCES & INFORM LONG-RANGE PLANNING FOR INFRASTRUCTURE, COMMUNITY FACILITIES & ECONOMIC DEVELOPMENT THROUGH THE CREATION OF A NEW PROCESS FOR DETERMINING LONG-TERM LAND USE DECISIONS INVOLVING THE URBAN SERVICE BOUNDARY & 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.
- c. Complete the study with the assistance of a consultant by July 1, 2020.
- d. Implement the process resulting from the study as an amendment to the Comprehensive Plan, superseding Theme E, Goal 3 at time of adoption by the Planning Commission.

Goals of the Sustainable Growth Study

- The Study will create an objective, measurable methodology to help guide decisions regarding the alignment of the Urban Service Boundary
 - Supports Council in setting the goals and objectives for the Comprehensive Plan
 - Supports the Planning Commission in decisions regarding the alignment of the USB and future expansion areas
- The Study does **not**:
 - Identify specific areas appropriate for future expansion
 - Make recommendations or assumptions regarding the future alignment of the USB

Mayor's Sustainable Growth Task Force

- 13 Task Force Members, 6 Advisory Committee Members appointed by Mayor Gorton
- Formed “to help Lexington make data-based, balanced decisions concerning growth”
- Specific tasks:
 - Evaluate data and analysis as presented
 - Stakeholder identification
 - Public outreach participation
 - Review and refine evaluation framework
 - Recommendation of new process to Planning Commission

Mayor's Sustainable Growth Task Force

Ann Bakhaus, Co-Chair
Greg Padgett, Co-Chair
Dennis Anderson
Price Bell
Larry Forester
Richard Gaines
Kris Nonn
Frank Penn
Don Robinson
Lynn Phillips

Randall Vaughn
Steve Kay, Vice Mayor
Amanda Bledsoe, Council Member
Fred Combs (Advisory Committee)
Greg Butler (Advisory Committee)
Louis Johnson (Advisory Committee)
David O'Neill (Advisory Committee)
Becca Self (Advisory Committee)
Myron Thompson (Advisory Committee)

Project Team: **Stantec (lead)**; MXD Development Strategists; Urban3; EHI
Consultants; Salt River Engineering



*Optional Add-on Task

PROJECT MILESTONES

- 1

Project Kick-off with Sustainable Growth Task Force
- 2

Project Web Site Launch
- 3

Stakeholder Interviews and Focus Groups
- 4

Existing Conditions and Growth Trends Reports
- 5

Scenario Reports
- 6

Scenario & Criteria Workshop
- 7

GIS Data and User Guide
- 8

Expansion Criteria Report and User Guide
- 9

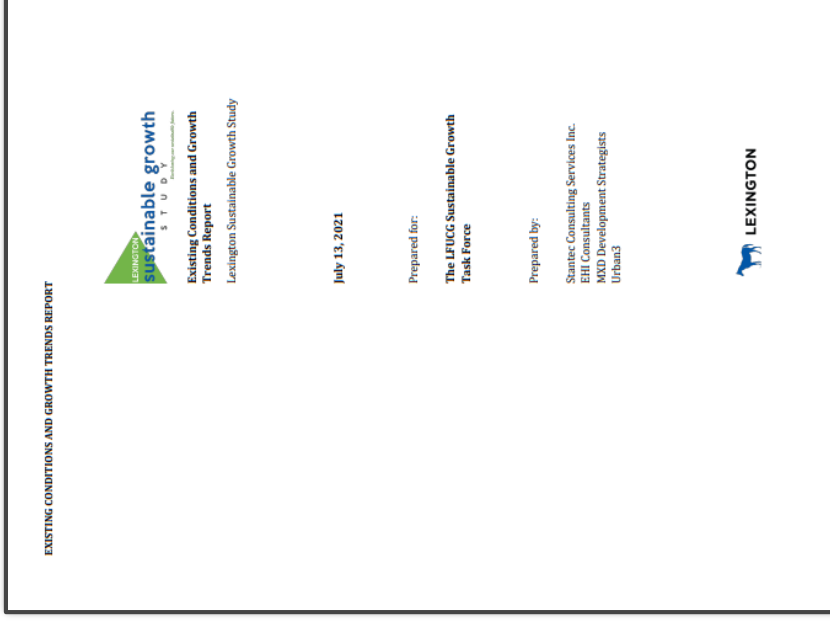
Implementation Framework Report
- 10

Final Presentation
- 11

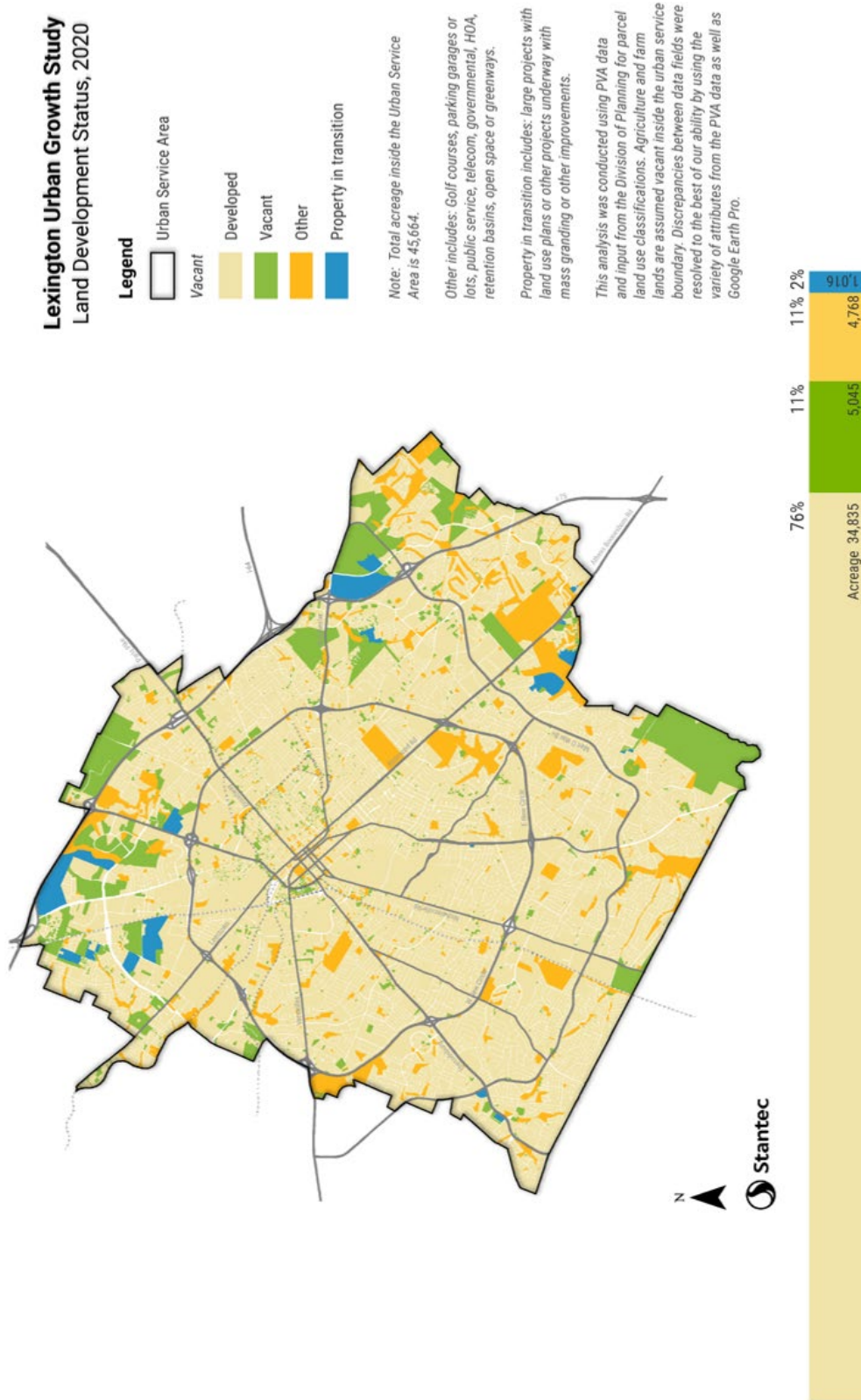
Data Clearinghouse

Existing Conditions & Growth Trends Report

- 20-year time horizon
- Population and demographics
- Economy and employment
- Vacant land Analysis
- Housing market trends
- Commercial market trends
- LFUCG fiscal profile
- Community facilities and infrastructure
- Much of this information will be updated annually and serve as a community resource
- Report available on study website: www.lexingtonsustainablegrowth.com



Land Development Status



Stakeholder Meetings

- 14 meetings between January and March with community stakeholders
- Common themes:
 - Affordable housing
 - Industrial and commercial land
 - Infill development
 - Rural lands and agriculture
 - Balance
- Community Meeting: July 19th, 2021



Scenarios & Evaluation Framework

- Buildout Scenarios:
 - Scenario 1: Baseline Development Pattern
 - Scenario 2: Assumes implementation of policy goals that encourage greater density and flexibility
 - Scenario 3: Builds on Scenario 2, and assumes increased density, infill/redevelopment
 - Can be adjusted for analysis purposes
- Evaluation Framework
 - Transparent, data-driven process
 - Informs policy considerations for potential comprehensive plan updates and amendments

Evaluation Process

1. Collect and organize baseline data
2. Estimate demand through a 20-year horizon
3. Estimate build-out scenario capacities
4. Evaluate scenarios through the framework
5. Provide results to inform decision-making

Evaluation Process

	Threshold	Answer	Result
1	Is the scenario able to meet 100% of the low growth projected demand and 75% of the high growth projected demand in 20 years for all four land use categories?	No	Scenario 1 = Create more intense Scenario 2.
		No	Scenario 2 = Create more intense Scenario 3.
		No	Scenario 3 = Consider proposals to expand the USB that address areas the scenarios could not.
		Yes	USB expansion may not be warranted at this time. Proceed to Threshold 2.
2	Does the scenario score above 50% in the evaluation matrix?	No	Make improvements to scenario, re-evaluate, and proceed to Threshold 3
		Yes	USB expansion is not warranted at this time and will be re-evaluated in the future. LFUCG will take steps necessary to facilitate/incentivize development patterns required to follow the preferred scenario.
3	Does the improved scenario score above 50% in the evaluation matrix?	No	Consider proposals to expand the USB that address areas the scenarios could not.
		Yes	USB expansion is not warranted at this time and will be re-evaluated in the future. LFUCG will take steps necessary to facilitate/incentivize development patterns required to follow the scenario.

Evaluation Process

Does the scenario:		Answer
1	supply enough residential units to meet the conservative growth projected demand in 20 years?	Y/N
2	supply enough residential units to meet 75% of the full growth projected demand in 20 years?	Y/N
3	supply enough office SF to meet the conservative growth projected demand in 20 years?	Y/N
4	supply enough office SF to meet 75% of the full growth projected demand in 20 years?	Y/N
5	supply enough retail SF and units to meet the conservative growth projected demand in 20 years?	Y/N
6	supply enough retail SF and units to meet 75% of the full growth projected demand in 20 years?	Y/N
7	supply enough industrial SF to meet the conservative growth projected demand in 20 years?	Y/N
8	supply enough industrial SF to meet 75% of the full growth projected demand in 20 years?	Y/N

Meeting Demand: Residential Units 2040

Does the scenario

- 1 supply enough residential units to meet the conservative growth projected demand in 20 years?
- 2 supply enough residential units to meet 75% of the full growth projected demand in 20 years?

Projected Growth Demand					
Supply		Demand:		Full	
		Conservative (10-year trend)	(20-year trend)	75% of Full	
Scenario 1	26,600	NO		NO	
Scenario 2	37,200	YES		YES	
Scenario 3	45,800	YES		YES	

Meeting Demand: Office Use 2040

Does the scenario

- 3 supply enough office SF to meet the conservative growth projected demand in 20 years?
- 4 supply enough office SF to meet 75% of the full growth projected demand in 20 years?

Projected Growth Demand					
	Supply	Demand:		Conservative	Full
				(10-year trend)	(20-year trend)
					75% of Full
Scenario 1	7,400,000		YES	4,600,000	3,450,000
Scenario 2	6,950,000		YES		YES
Scenario 3	9,350,000		YES		YES

Meeting Demand: Retail Use 2040

Does the scenario

- 5 supply enough retail SF and units to meet the conservative growth projected demand in 20 years?
- 6 supply enough retail SF and units to meet 75% of the full growth projected demand in 20 years?

Projected Growth Demand				
	Supply	Demand:	Conservative (10-year trend)	Full (20-year trend)
			75% of Full	
			5,000,000	3,750,000
Scenario 1	5,100,000		YES	YES
Scenario 2	5,000,000		YES	YES
Scenario 3	6,550,000		YES	YES

Meeting Demand: Industrial Use 2040

Does the scenario

- 7 supply enough industrial SF to meet the conservative growth projected demand in 20 years?
- 8 supply enough industrial SF to meet 75% of the full growth projected demand in 20 years?

Projected Growth Demand				
Supply		Demand:	Conservative (10-year trend)	Full (20-year trend)
			1,300,000	5,600,000
				4,200,000
Scenario 1	3,600,000		YES	NO
Scenario 2	3,450,000		YES	NO
Scenario 3	5,500,000		YES	YES

Evaluation Process

#	Does the scenario:
A	prioritize higher-density development? (Theme A Goal 1.b)
B	prioritize a diversity of housing types? (Theme A Goal 1.b.)
C	help Lexington provide safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents? (Theme A Goal 1.c)
D	accommodate off-campus student housing? (Theme A Goal 1.b)
E	prioritize mixed use development? (Theme A Goal 1.b.)
F	help Lexington 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? (Theme E Goal 1.d)
H	help Lexington emphasize redevelopment of underutilized corridors? (Theme E Goal 1.c)
I	help Lexington 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? (Theme D Goal 1.c)
J	help Lexington prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence. (Theme B Goal 2.d)
K	help Lexington identify, provide and sustain readily available publicly-controlled economic development land to meet Fayette County's need for jobs? (Theme C Goal 3)
L	have a positive impact on LFUCG operating expenses?

Evaluation Process

Advancing Imagine Lexington												
#	Does the scenario	Weight	Scenario				Scenario					
			1	2	3	1	2	3				
A	prioritize higher-density development? (Theme A Goal 1.b)	7.1	0	3	4	0.0	21.3	28.4				
B	prioritize more diverse housing types? (Theme A Goal 1.b.)	8.3	1	2	4	8.3	16.5	33.1				
C	help Lexington provide safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents? (Theme A Goal 1.c)	8.1	1	3	4	8.1	24.3	32.4				
D	accommodate off-campus student housing? (Theme A Goal 1.b)	2.3	1	2	3	2.3	4.5	6.8				
E	prioritize mixed use development? (Theme A Goal 1.b.)	6.0	1	3	4	6.0	18.0	24.0				
F	help Lexington 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? (Theme E Goal 1.d)	9.1	0	2	4	0.0	18.2	36.4				
G	help Lexington emphasize redevelopment of underutilized corridors? (Theme E Goal 1.c)	8.5	0	0	4	0.0	0.0	34.2				
H	help Lexington 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? (Theme D Goal 1.c)	6.9	1	2	3	6.9	13.8	20.7				
I	help Lexington prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence. (Theme B Goal 2.d)	6.5	1	3	4	6.5	19.4	25.8				
J	help Lexington identify, provide and sustain readily available publicly-controlled economic development land to meet Fayette County's need for jobs? (Theme C Goal 3)	5.1	2	2	2	10.2	10.2	10.2				
K	have a positive impact on LFUCG operating expenses?	6.3	0	2	4	0.0	12.5	25.1				
		Sum	8	24	40	Score	48.2	277.0				
			Possible			296.4	296.4	296.4				
			16%			54%	93%					

Project Schedule from Today Forward

- Mayor's Sustainable Growth Task Force has recommended the study/framework for Planning Commission consideration
- Planning Commission meeting schedule:
 - September 16th (Work Session)
 - October 28th (Public Hearing)
- Council will consider approval in November

Resource for Project Information

- LexingtonSustainableGrowth.com

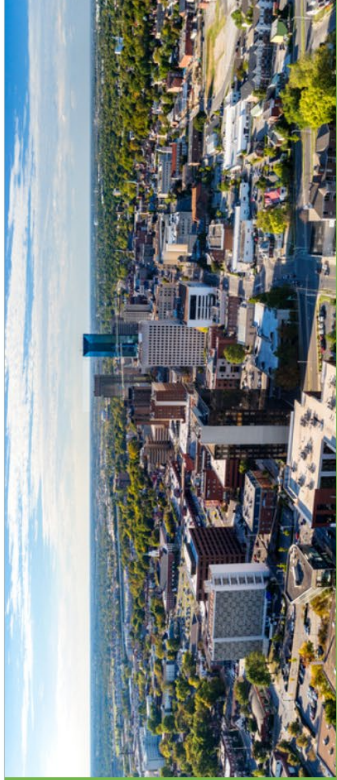


LEXINGTON
sustainable growth
STUDY

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Sustainable Growth Study

As part of its efforts to fulfill a central goal of the 2018 Imagine Lexington comprehensive plan, the Lexington-Fayette Urban County Government is engaged in developing an objective, transparent, and reliable framework to inform long-term land use decisions involving the Urban Service Boundary (USB) and its role in protecting the urban and rural balance that makes Lexington unique. This framework will provide local officials and community stakeholders with the tools to evaluate land use decisions within the context of the ideal use and preservation of resources within the USB, with a particular focus on maintaining a strong economy and high quality of life throughout the Lexington community. As we develop this framework, we will be exploring and assessing existing conditions within the USB, which include: the inventory of available land; past and current planning efforts; economic and population trends; and the insights and priorities of the diverse stakeholders and constituents that call Lexington home. Three representative land development scenarios within the USB will help identify the methods and criteria for the evaluation framework. The Sustainable Growth Task Force, community stakeholders and the public will be engaged throughout this process to create consensus on both the land use scenario and the evaluation framework itself.



This study is being completed pursuant to Theme 3, Goal 4 of the *Imagine Lexington* Comprehensive Plan which states:

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.

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.

Questions?



LEXINGTON COMMUNITY PARAMEDICINE

Planning and Public Safety Committee

September 21, 2021



LEXINGTON



Community Paramedicine – History

- 2017 awarded AFG Grant
 - Live date March 1, 2018 with KBEMS approval
 - \$272,000
- 2018 Added Lexington Police Officer
- 2018 Practicum site for College of Social Work
- 2018 BJA Grant for opioid follow-up
 - 2019 Hired Social Worker – Maria Slone
 - \$500,000/Two Years
- 2019 UKHC, Baptist Health Lexington, CHI St. Joseph
 - Covered 2020 funding
 - \$200,000/One Year
- 2020 2nd BJA Grant for Continued opioid follow-up
 - 2021 Hired 2nd Social Worker – Mackenzie Gross
 - \$511,000/Three Years
- 2021 KORE Grant
 - Allocated additional FF/Paramedic position – Ken Howell
 - \$150,000/One Year

Costs/Funding

- Program Costs
 - 2018 Backfill OT \$199,525
 - 2019 Backfill OT \$107,214
 - 2020 Backfill OT \$142,630
- Grants Received
 - 2017 Assistance to Firefighters \$272,000
 - 2019 Hospital Funding \$200,000
 - 2021 KORE Contract \$150,000
 - Department of Justice – BJA
 - 2018 COAP \$500,000 (2 years)
 - 2020 COSSAP \$ 511,000 (3 years)

Community Paramedicine

- Referrals
 - Intranet form – Lexington Fire Department Intranet
 - Email
 - Fire Department Personnel
 - Police Department Personnel
 - Crisis Intervention Reports
 - Community Members
 - Hospitals
 - Social Service Agencies
 - Data Analysis – ESO

Community Paramedicine – Response

Response

- Teams of personnel
 - FF/Paramedic & Social Worker
 - LPD Officer & Social Worker
 - FF/Paramedic & LPD Officer
- Not Crisis Response
 - We help post Acute Crisis
 - Staffing limited
 - Support personnel on crisis response

Community Paramedicine – Response

Data

2020 Calendar Year Review:

- Nearly 300 unique individuals
- Over 1,200 individuals who suffered an opioid overdose
- Over 300 referrals from LPD personnel
 - 1,646 Crisis Intervention Reports completed in 2020
- Over 100 referrals from Hospitals

Community Paramedicine – Response

Solution?

- Locally Defined
- Program unique
- Agility/Flexibility
- Responsive

Questions?



ITEMS REFERRED TO COMMITTEE

Planning & Public Safety Committee

Referral Item	Presenter	Sponsor/Referred by	Date Referred	Last Heard	Status	File ID
1 Review of Short Term Rentals - Land Use and Enforcement	A. Bledsoe		March 10, 2020			0231-20
2 Land Subdivision Regulations to Revise Standards for Street Patterns and Continuity	F. Brown		May 4, 2021	July 6, 2021		
3 Sustainable Growth Study - Project Update	J. Brown		September 22, 2020	February 2, 2021	September 21, 2021	0940-21
4 Amend Council Rules to add a Section on Police Discipline Presented to Council	S. Kay		October 22, 2020	November 17, 2020		1147-20
5 Report from Infill & Redevelopment Committee regarding issues related to language of context sensitivity in the Comprehensive Plan	S. Kay		June 8, 2021	August 10, 2021		0781-21
6 Full review of Zone Change allowing Amazon to work on the Legacy Trail (closures on the trail) with a focus on future prevention and providing a detour option when there is a closure	S. Kay		August 10, 2021			
7 Improve Enforcement of Traffic Laws (speeding, stop signs, etc.)	H. LeGris		October 23, 2018	May 7, 2019		0508-16
8 Examination of a Pedestrian-Oriented Business District in the Woodland Triangle Area	H. LeGris		January 14, 2020			
9 Proposed Disruptive Premises Ordinance Amendments	H. LeGris		January 21, 2020			
10 Quiet Zone Feasibility Study	J. McCum		March 13, 2018	March 5, 2019		0254-19
11 Review of Community Corrections Process for Working with (ICE) U.S. Immigration and Customs Enforcement	J. Reynolds		October 8, 2019	February 2, 2021		0134-21
12 Police Discipline After Action Review Commission	J. Reynolds		September 25, 2020	October 20, 2020		0121-20
13 Presentation on Community Paramedicine Program	J. Reynolds		July 6, 2021		September 21, 2021	0941-21
14 Zoning Ordinance Text Regarding Home-Based Businesses & Occupations	P. Worley		April 6, 2021		September 21, 2021	0939-21
Annual/Periodic Updates						
15 Annual Update on Recruitment, Retirement, and Retention for Department of Public Safety	A. Bledsoe		September 22, 2020	May 4, 2021		0450-21
16 Annual PDR Review (Required by Ordinance)	J. Brown			October 27, 2020		0299-20
17 Annual Review of Code Enforcement	J. Reynolds		July 6, 2021			
18 Annual ONE Lexington Programs: Safety Net, Hospital Based Violence Intervention, and New Vista	J. Reynolds		September 25, 2020	November 17, 2020		1145-20
Subcommittees						
19 Electronic Billboards Subcommittee	K. Plomin		June 1, 2018	August 18, 2020		0778-20