

D. Wu  
J. Brown  
C. Ellinger  
S. Lynch  
H. LeGris  
E. Curtis  
L. Sheehan  
W. Baxter  
D. Sevigny  
J. Reynolds



## **General Government & Planning (GGP) Committee**

Tuesday, January 14, 2025

1:00 P.M.

### **AGENDA**

|                                                               |           |           |
|---------------------------------------------------------------|-----------|-----------|
| <b>I. Election of Committee Chair/Selection of Vice Chair</b> | [VM Wu]   | N/A       |
| <b>II. Approval of October 15, 2024 Committee Summary</b>     | [Chair]   | (1 – 3)   |
| <b>III. Urban Growth Master Plan Update</b>                   | [Castro]  | (4 – 37)  |
| <b>IV. Lexington’s Growth Management Program</b>              | [Baillie] | (38 – 46) |
| <b>V. House Bill 443</b>                                      | [Wade]    | (47 – 56) |
| <b>VI. Annual Review of Items in Committee</b>                | [Chair]   | (57 - 63) |

#### **2025 Meeting Schedule**

January 14  
February 4  
March 4  
May 6  
July 1  
September 9  
December 2

*“General government and planning committee, to which shall be referred matters relating to the department of general services and its divisions, the division of planning, the department of law, any matter relating to the general administration of government and the divisions under the chief administrative officer, any related partner agencies, and any other matters relating to capital improvement projects.” – Rules & Procedures of the Lexington-Fayette Urban County Council, Section 4.102 (2).*



## GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

October 15, 2024  
Summary and Motions

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Chair Worley called the meeting to order at 1:01 p.m.

Committee members Ellinger, Lynch, LeGris, Sheehan, Plomin, Reynolds, and Vice Mayor Wu were present. Committee member J. Brown was absent. Council members Gray, F. Brown, and Seigny were present as non-voting members.

### **I. APPROVAL OF SEPTEMBER 10, 2024 COMMITTEE MEETING SUMMARY**

Motion by Ellinger to approve the September 10, 2024, General Government and Planning Committee Summary. Seconded by Baxter. The motion passed without dissent.

### **II. URBAN GROWTH MASTER PLAN UPDATE**

Chris Taylor, Deputy Director of Planning, updated the committee on the Urban Growth Master Plan (UGMP), which is in its third and final phase. Taylor also reviewed public engagement opportunities that were summarized and given to the Planning Commission. A framework was also presented to the Planning Commission at their September 19, 2024 Work Session. Key takeaways from that framework include recommending 17,607 – 26,677 dwelling units, proposing new walkable and sustainable neighborhoods with a mixture of uses and a variety of housing types, adding flexibility to support job creation, identifying greenspaces and civic spaces for future neighborhoods, incorporating a connected and equitable transportation network, and proposing innovative traffic management designs.

The plan's implementation calls for a Blue Sky Activity Center Small Area Plan in 2025, additional zoning regulation changes that will follow the typical zone change process, full integration with the upcoming Complete Streets Manual in 2025, and the development of a comprehensive Infrastructure Funding Program in 2025. Taylor reviewed the remaining public engagement opportunities before the Planning Commission approves the plan on October 31, 2024. A full presentation updating the Council will be made in January. After the Planning Commission approves the UGMP as an element of the 2045 Comprehensive Plan, it will return to the Council.

Shaun Denney, Senior Administrative Officer in Planning, provided information on a fund balance request from the administration for a consultant to assist with developing the Infrastructure Funding Program. The consultant will obtain more detailed cost estimates and help create a project prioritization system, as well as timing and sequencing for build-out. No action was taken on this committee.

### **III. RURAL SHORT-TERM RENTALS**

This item was presented at the last committee meeting and has returned for more discussion and motions regarding short-term rentals in rural areas.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area in section 3-13b to permit, with a conditional use permit, unhosted short-term rentals on parcels 10 acres or less. Seconded by Baxter. The motion passed without dissent.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area, Section 3-13(g)(v), to change the spacing requirements from 1 mile to 500 feet for unhosted short-term rentals with a conditional use permit on parcels of 10 acres or less. Seconded by Reynolds. The motion passed without dissent.

Motion by Wu to report out to the full council as a council-initiated Zoning Ordinance Text Amendment to the Planning Commission. Seconded by Plomin. The motion passed without dissent.

Motion by Baxter for an early report out at today's (October 15, 2024) Council Work Session. Seconded by Ellinger. The motion passed without dissent.

#### **IV. LEXINGTON HISTORY MUSEUM**

Executive Director Mandy Higgins presented the annual update on the Lexington History Museum. Phase one of their reimagined museum opened on August 26, 2023. Since then, 2,500 visitors from 38 states and 18 foreign countries have visited. A membership program with various benefits now has 50 paid members. Partnerships like Time Travelers, LexArts, VisitLex, and Bites of the Bluegrass bring diversity, increased visitors, and more to the museum.

The History Museum's mission is to tell the stories of Lexington's history. They can do this at their physical location and via a newsletter with more than 2,200 subscribers. Telling stories in the newsletter motivates readers to return to the museum to see updates. Currently, Among Women: 130 Years of the Woman's Club of Central Kentucky is a special exhibit on display until February 2025. Their Lex Talk History podcast allows them to thoroughly discuss events, people, and places that make Lexington unique. Their space also allows for temporary traveling exhibits from partner organizations.

The museum now offers 3 social studies-focused field trips, creating unique resources for school-aged children. The option to bring museum lessons into classrooms also exists. Their LexTalk series offers meaningful and engaging topics and conversations around history. The museum forges partnerships with community leaders through its Partnership Council, which meets at least twice a year. It is also building coalitions with 20 other organizations as part of the History Collective, which meets four times a year and works to share resources and knowledge of Lexington's history.

Their new board will guide the development of their strategic plan, which will be approved in early 2025 for fiscal years 2026 – 2028. An expanded lease agreement with the Thomas Hunt Morgan House allows them to utilize the first floor for exhibit space while using the upper floors for offices and storage. No action was taken on this committee item.

#### **V. LANDLORD AND TENANT ADVISORY GROUPS**

This item initially originated from the Tenants on Boards and Commissions presentation, as Councilmember Lynch wanted to incorporate tenants' voices in the city's housing-related decisions. In 2023, Commissioner Lanter and the Office of Housing Advocacy and Community Development began providing opportunities for landlords and tenants to give input on their work. Both groups, which are not formally appointed, have goals to review and advise the office of HACD on its programs and services and to provide data and feedback on issues affecting all types of tenants and housing providers in Lexington. Meeting quarterly, the Commissioner's office staffs the groups with presentations from various divisions/departments. The Landlord Advisory Group first met in May 2023 and has met with ease six times since. The Tenant Advisory

Group is more challenging as it faces many barriers that HACD has not been able to overcome. After the group disbanded, HACD increased efforts to recruit new members. The last meeting was on September 11, 2024, with an excellent turnout. They are scheduled to meet again in December. CM Lynch will keep this as an annual update. No action was taken on this committee item.

#### **VI. ITEMS REFERRED TO COMMITTEE**

J. Brown will be the new sponsor of the *Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage (A Sense of Place)*. Motion by Reynolds to remove *Examine Ways to Evenly Distribute Social Service Facilities in Neighborhoods*. Seconded by Ellinger. The motion passed without dissent.

Chair Worley adjourned the meeting at 2:03 p.m.



# LEXINGTON URBAN GROWTH MASTER PLAN

Samantha Castro, AICP, LEED ND

01.14.25 LFUCG General Government and Planning Committee



PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE



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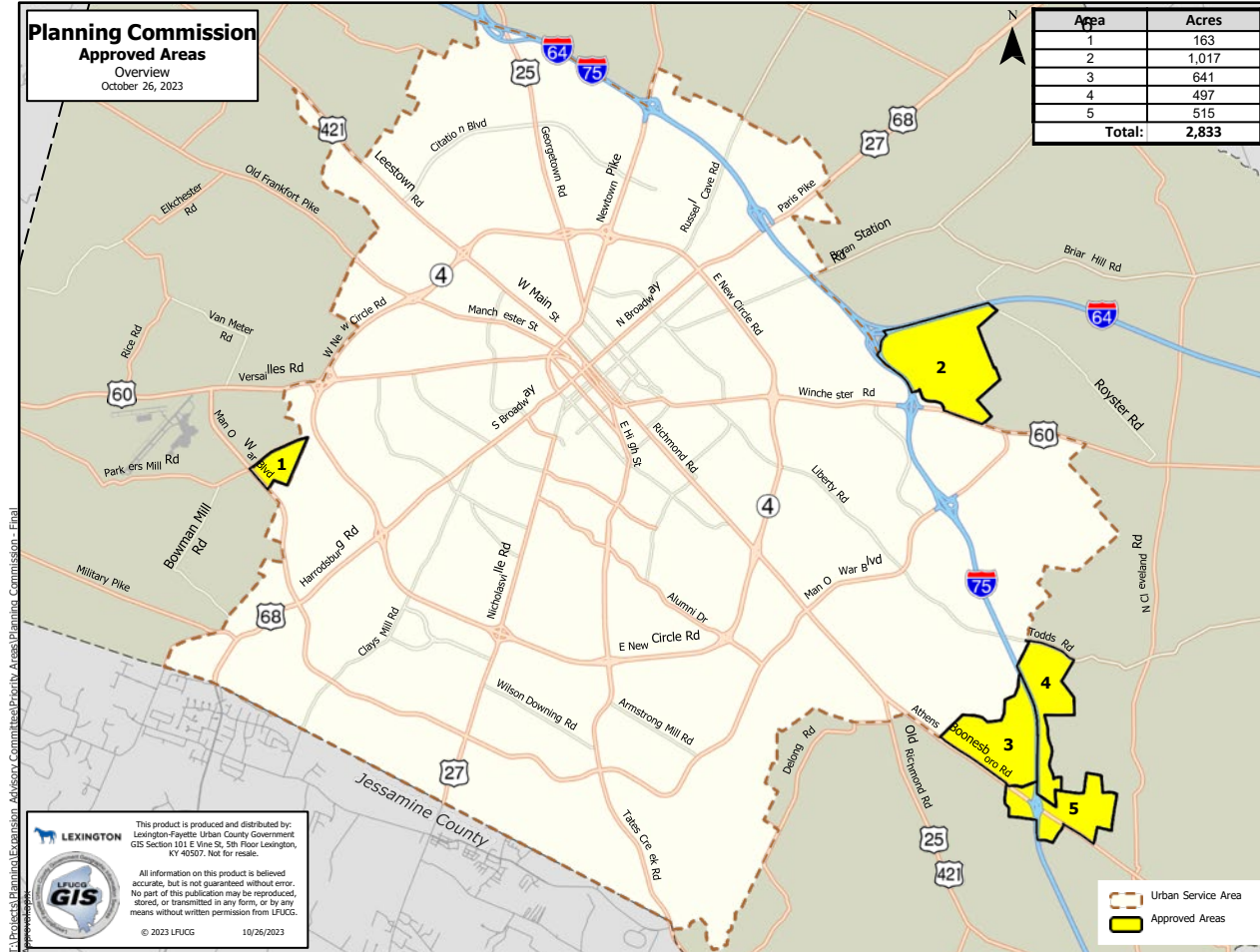
An aerial photograph of a city, likely Atlanta, Georgia, featuring a prominent blue glass skyscraper (Bank of America Tower) in the background. The foreground shows a mix of urban buildings, including brick structures and modern multi-story apartment complexes, interspersed with green trees and a large green lawn area. A blue semi-transparent overlay covers the left side of the image, containing the text '01 Context'.

# 01

## Context

# Recommended Areas

- Identified by Planning Commission on 10/26/23
- 2,800+ acres
- 5 approved areas
- Along major corridors
- Potential as 'gateway' moments into the city



# A vision for the next 20 years of growth

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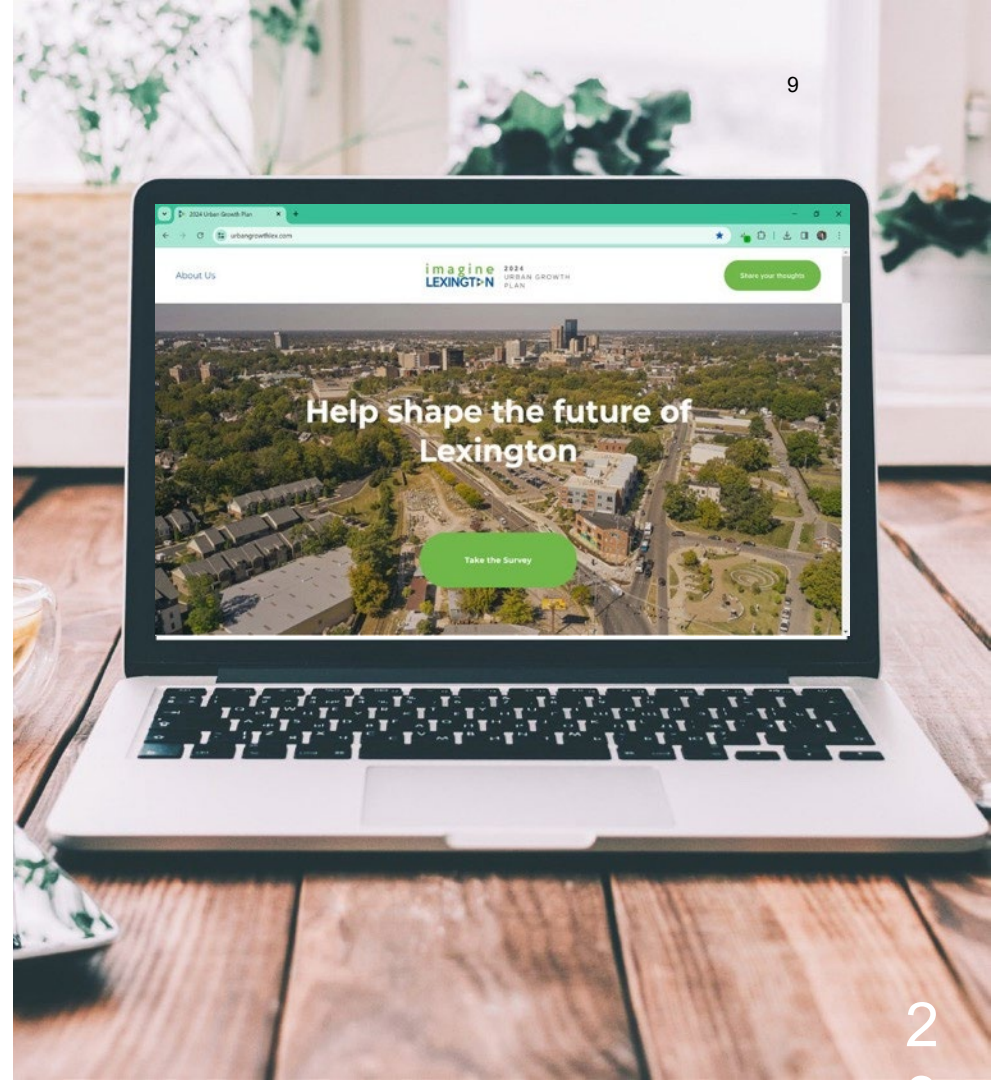
02

## Engagement



# Getting the Word Out

- Project Website  
[www.urbangrowthlex.com/](http://www.urbangrowthlex.com/)
- Imagine Lexington distribution materials
- CivicLex newsletter
- Mailings to property owners, adjacent neighbors / neighborhood associations
- Targeted social media ads (Instagram and Facebook)
- Councilmember updates
- By-request meetings
- Developer and property owner discussions



# Planned Public Engagement

- **Dec 12, 2023: Public Kick-Off**
- **16 Pop-up engagements**
- **Apr 29-May 1, 2024: Public Design Charrette/Open House**
  - Public presentations, stakeholder meetings, and open studio hours
  - 130+ participants
- **May 1: Urban Growth Fest**
  - 240+ attendees



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# But then there was more...

- **Councilmember Requests**
  - 3 District-wide meetings for 1 area
- **July 15: Public Open House**
  - 170 attendees
  - Sharing initial design concepts
- **Developer Stakeholders Meetings**
  - Monthly
  - Focus on infrastructure, development standards, and density





03

The background is a hand-drawn map with various colored lines (red, orange, yellow, green, blue, purple) and text annotations. A prominent red line runs diagonally from the top right towards the bottom right, labeled 'KINGSTON' in large, bold, black letters. Other annotations include '20 units/acre' with an arrow pointing to a specific area, 'MIXED-USE' written vertically, and '1/4' near a central point. The map also features various colored hatched areas and dashed lines.

## Plan Development

# Market Analysis

## Retail

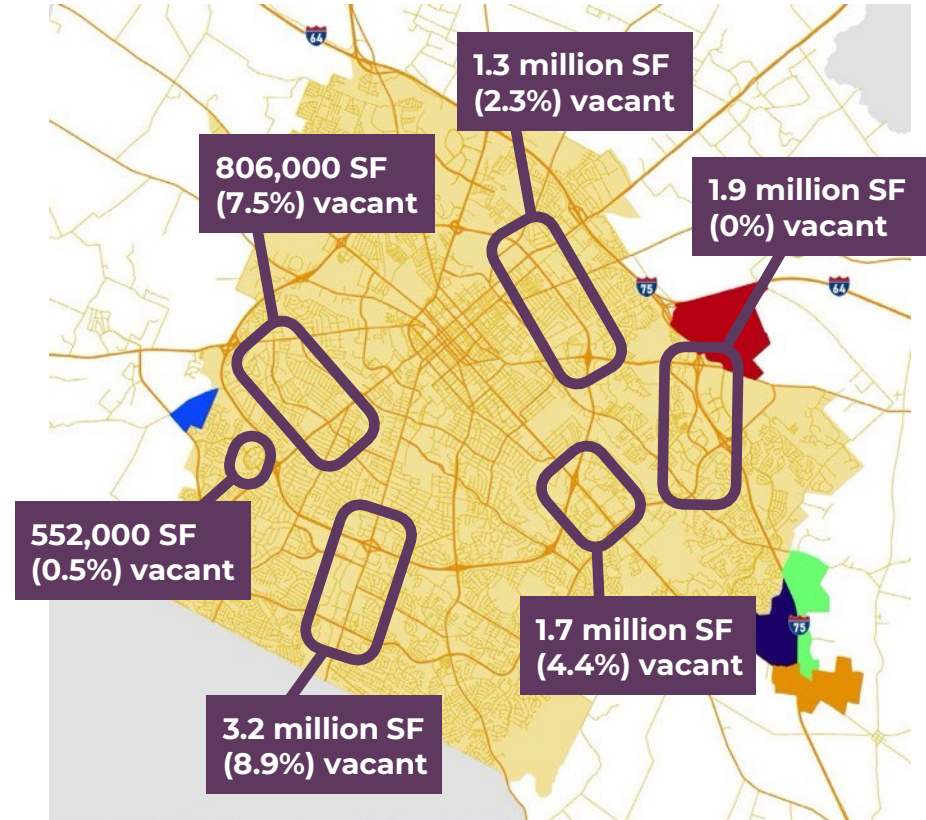
- Lots of newly built / successful retail
- Retail follows rooftops

## Office

- Vacancy likely to climb with work- from- home trend
- Move toward mixed-use locations

## Industrial

- Regional growth
- Land costs prohibitive



# Market Analysis

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## Residential

What are people looking for?

- Diverse neighborhoods
- Variety of housing/unit types, sizes and price/rent ranges
- Addressing gaps in the current housing supply
- Attainable housing
- Walkable amenities = Greater density



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# Principles of Good Design

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- ☐ Mix of Housing Types 
- ☐ Diversity of Uses 
- ☐ Gentle Density 
- ☐ Connectivity 
- ☐ Multimodal Transportation 
- ☐ Sustainability 

**Build  
Successful  
Neighborhoods**

**Protect the  
Environment**

**Create Jobs  
& Prosperity**

**Improve  
Transportation  
Networks**

**Promote  
Social &  
Racial Equity**

# MIX OF HOUSING TYPES

What does well-designed **mixed housing** achieve?

- Addresses **different needs** (own vs. rent, singles vs. families)
- Can **promote affordability**
- Provides **visual diversity** / interest



# DIVERSITY OF USES

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What does a **mix of uses** and a **diversity of uses** achieve?

- More plentiful amenities/**things to do**
- More market **support for retail**, jobs
- Greater **walkability** and shorter trips
- Greater **sense of discovery**  
("random encounters")





# GENTLE DENSITY

What does well-designed **gentle density** achieve?

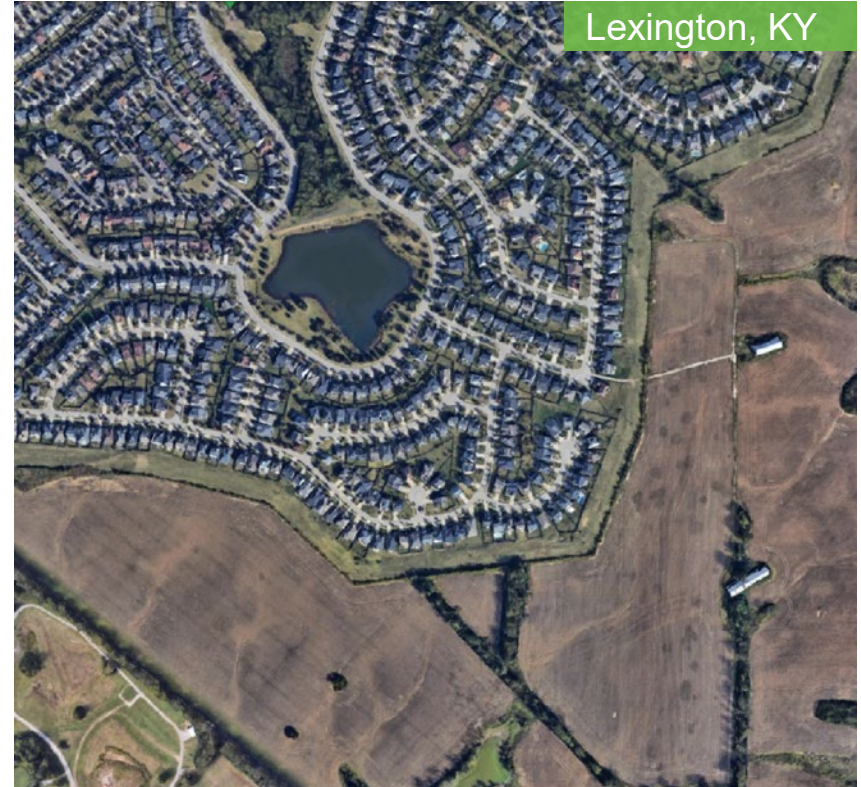
- More connections with neighbors
- **Collective open space**
- A mix of uses (in some cases)
- Greater **support for retail** and other economic drivers
- Greater **support for entertainment**





What does greater **connectivity** achieve?

- **Reduced isolation**
- **Reduced traffic congestion**
- Greater transportation safety
- Greater **flexibility/adaptability** and change over time
- Greater opportunity for **flexible transit service**





# MULTIMODAL TRANSPORTATION

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What does **multimodal transportation** achieve?

- Provides a transportation network to **serve ALL users**
- Creates a shift in **transportation equity**
- Encourages **active lifestyles** and active transportation opportunities



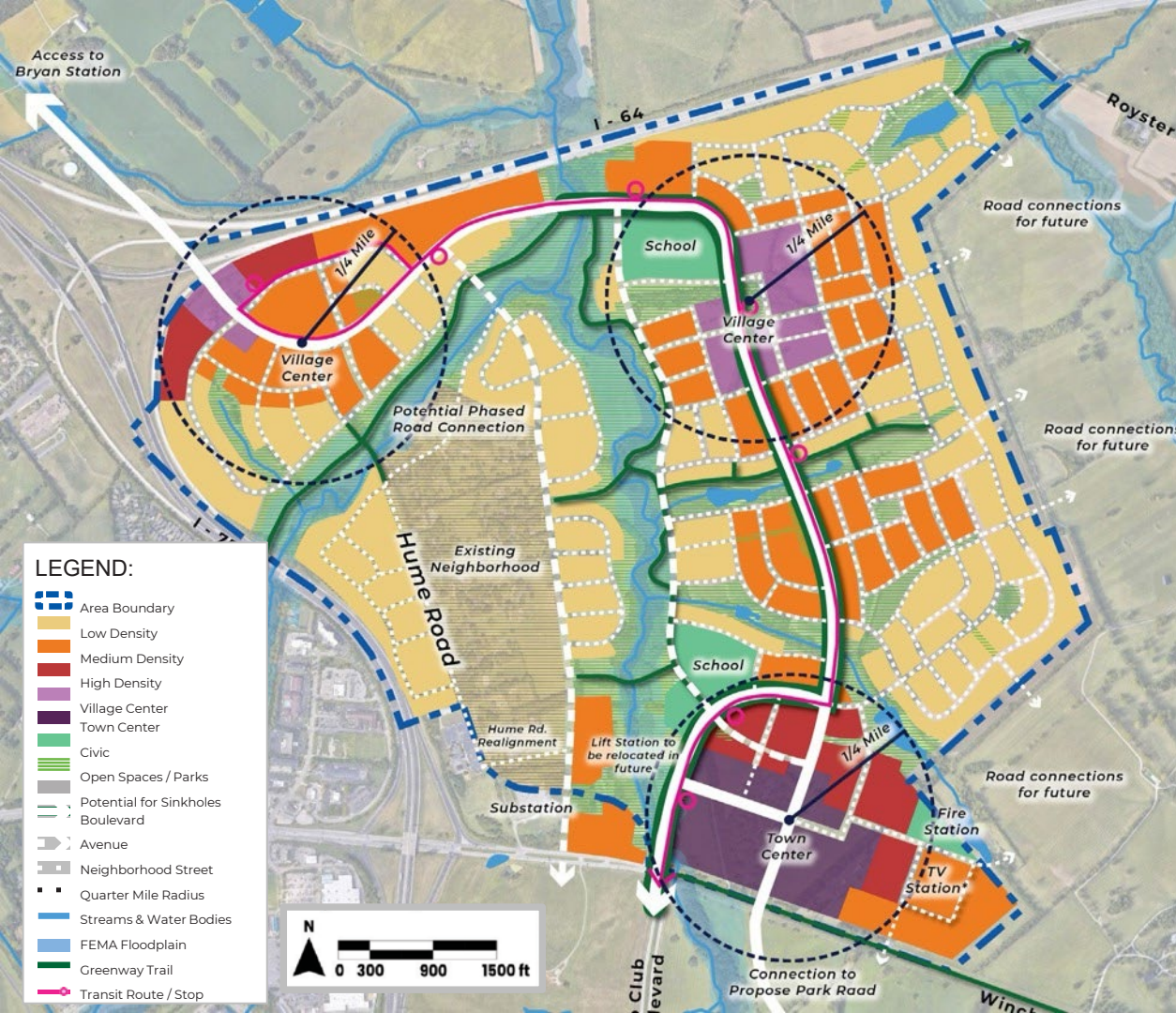
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## Regulating Plans & Regulation Changes



# Regulating Plans

- Works to ensure the community's vision
- Aids in review of Development Plans
- Guides zone change decisions for Planning Commission and the Urban County Council

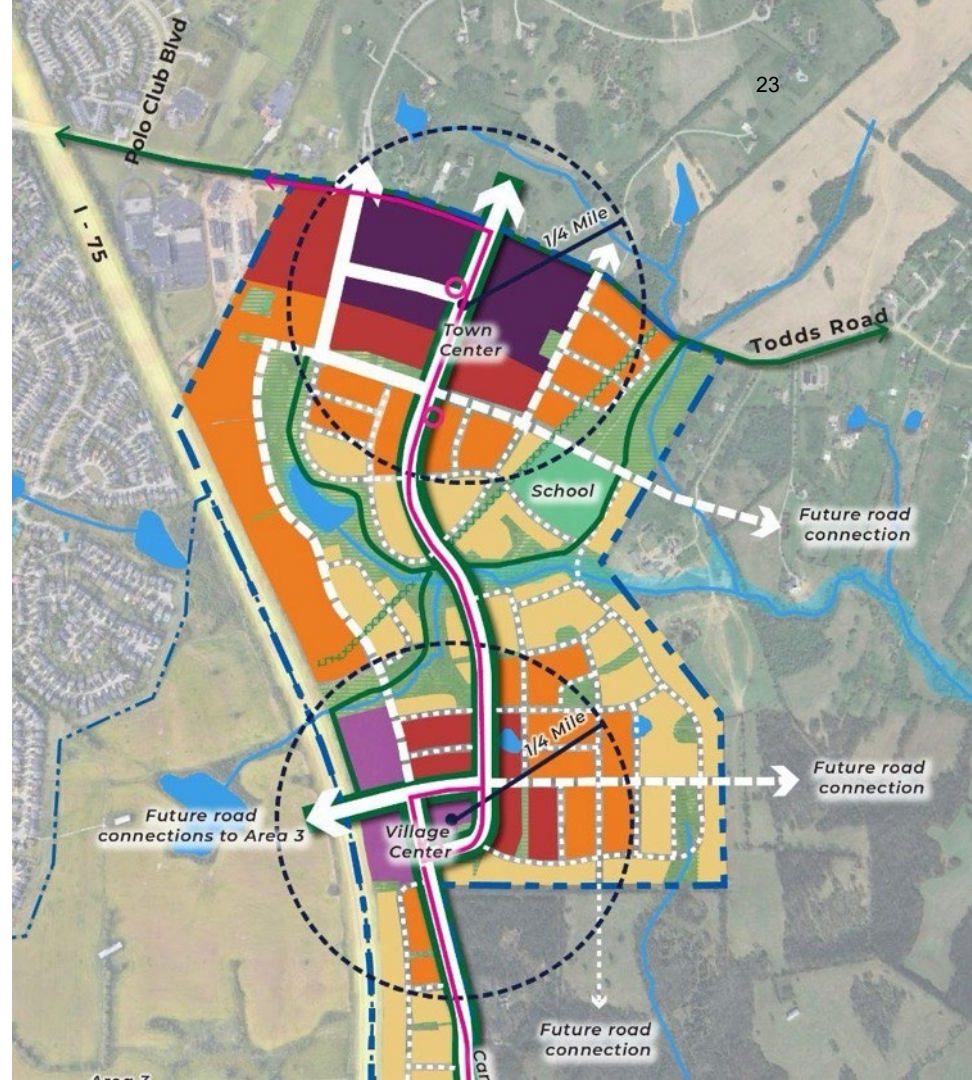


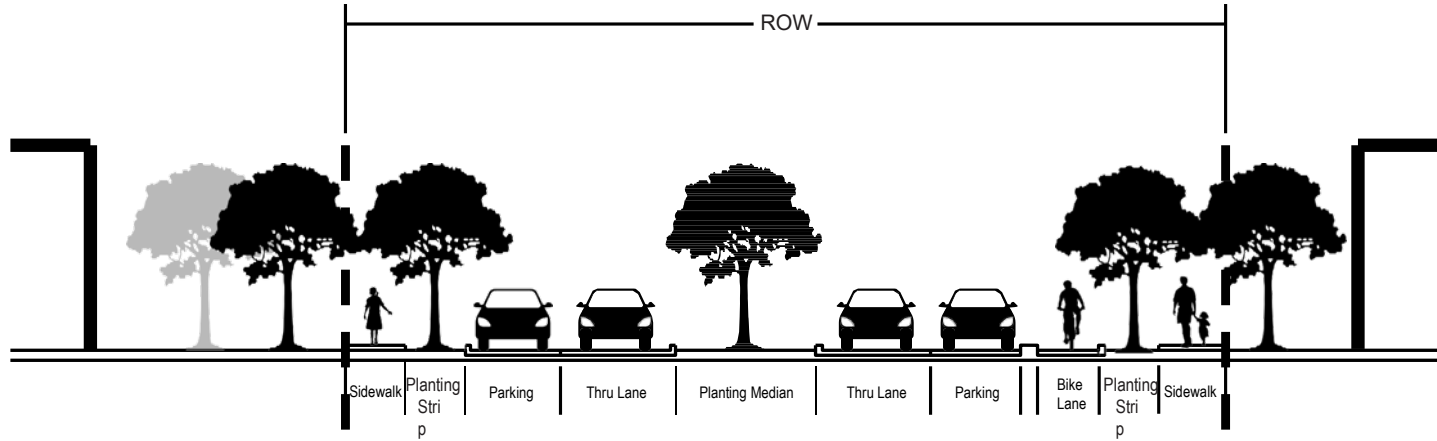
# Regulating Plans

## Specific Compliance

- Village / town center land uses\*
- Boulevard, avenue, path locations\*
- Future connections\*
- Minimum densities

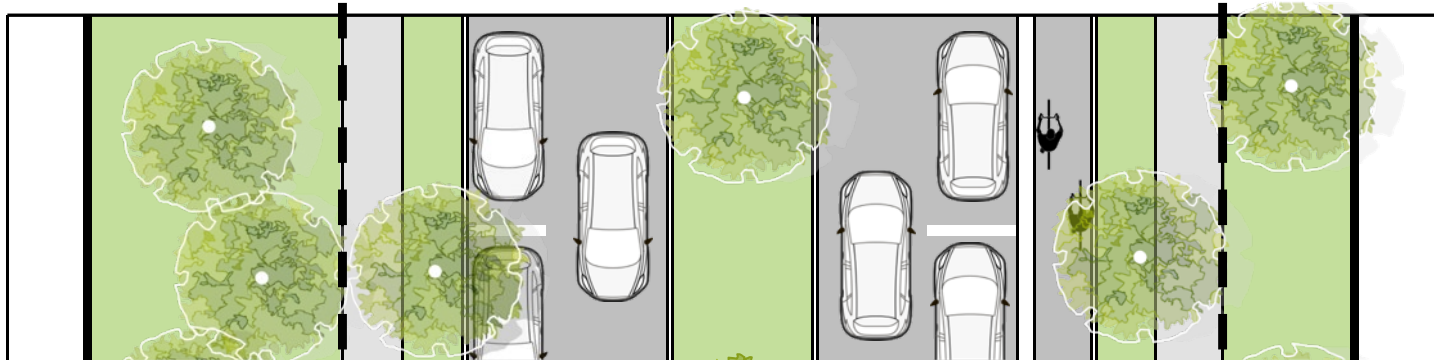
\*With flexibility for existing site features and design considerations.





## Typical Street Sections

\*All sections are subject to compliance with the Complete Street Design Manual





Regulation Changes: Density & Use



Regulation Changes: Open Space

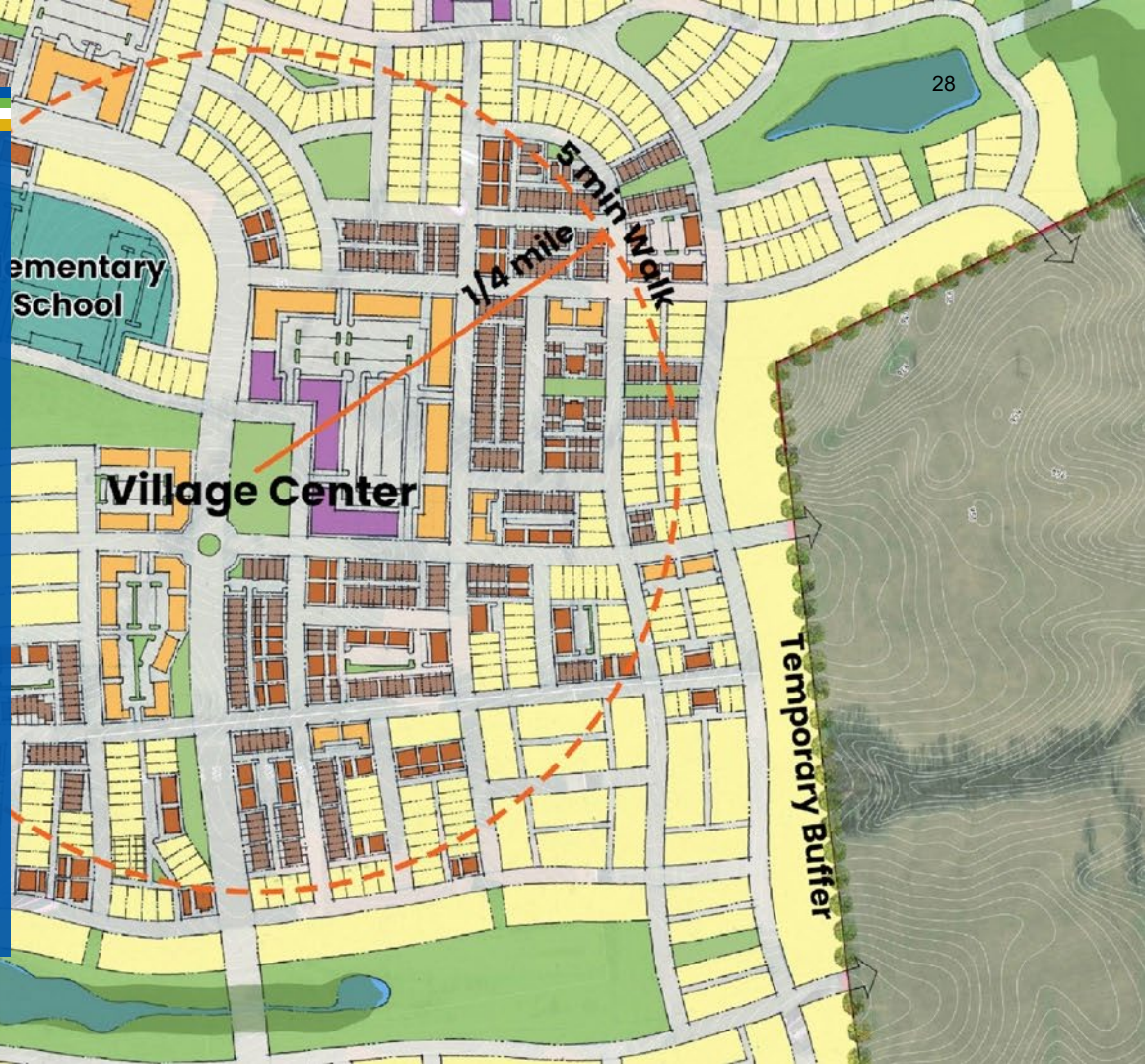


Regulation Changes: Circulation

# 05

## Conclusion

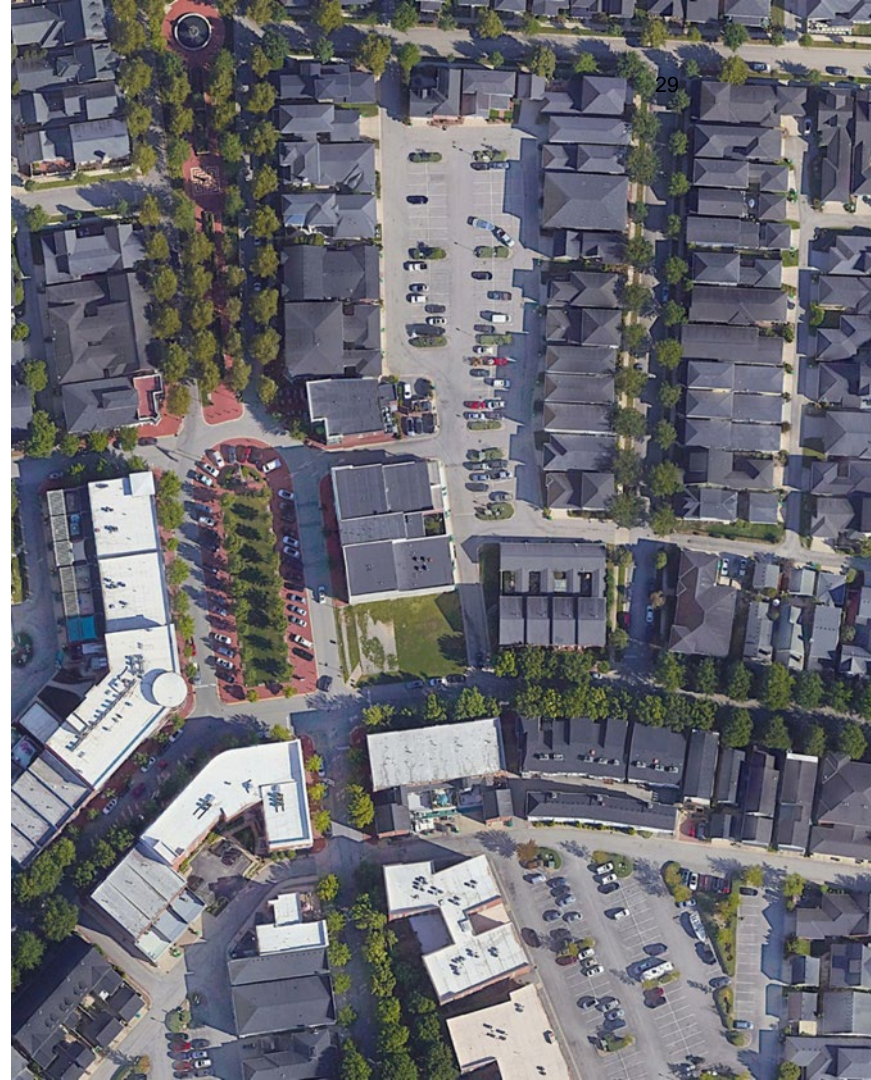
ing Hume Rd  
hborhood



# What Set This Project Apart

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- Laying the regulatory groundwork before the project start
- Planning setting standards for minimum density, walkability, and environmental sustainability
- Two-tiered engagement approach - neighborhood and developers
- Tying urban design to regulatory elements



# Action Items & Follow-Up

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- Complete Streets Design Manual
- Infrastructure Funding Plan
- Parkland Dedication Ordinance
- Zoning Ordinance Text Amendments





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# DISCUSSION



PLANNING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE



Gresham  
Smith



PES  
Partners for  
Economic Solutions



Southface



CivicLex





# Infrastructure Funding Plan

*Department of Planning and Preservation  
For Information Only*





## Infrastructure Funding Plan (IFP)

- The Urban Growth Master Plan recommends development of an Infrastructure Funding Plan by LFUCG to establish how to fund infrastructure required for the recent Urban Services Area expansion.
- The plan would include estimates and funding recommendations for:
  - Roadways/Trails
  - Sewer
  - Public Safety
  - Parks





## IFP Timeline

- In the fall of 2024, Council allocated \$750,000 for a consultant to provide recommendations on the development of an Infrastructure Funding Plan.
- Consultants should:
  - Create a process for project prioritization
  - Recommend preferred funding mechanisms
  - Conduct a methodology report
  - Provide guidance on implementation of an IFP





## IFP Timeline



A work group led by Brandi Peacher met through the summer and fall of 2024



RFP was issued in November 2024



RFP closes January 17<sup>th</sup>



The project is projected to take between 12 and 18 months to complete and includes 3 phases:

Phase I - Project Identification, Prioritization, and Phasing recommendations

Phase II – Funding Mechanisms Assessment

Phase III – Funding Mechanisms Implementation



# Infrastructure Funding



## **BENEFITS OF AN INFRASTRUCTURE FUNDING PLAN (IFP):**

Opportunity to establish an innovative infrastructure financing plan that:

- Increases revenue efficiency without raising taxes,
- Improves cash flow,
- Supports policy objectives,
- Pursues economic sustainability,
- Provides accountability, transparency and enhanced service across public infrastructure, and
- Provides need analysis and support for the creation of new or dedicated funding sources.

- Fire & Emergency Services
- Police
- **Public Facilities**
  - Parks
  - Trails & Greenways
  - Community & Senior Centers
- **Housing**

Model IFP Attributes:

1. Clearly Identified Policy Priorities
2. Community Process/Review
3. Projects Prioritized
4. Ongoing Needs Assessments
5. Comprehensive Financing Strategy

## **INFRASTRUCTURE ELEMENTS OF AN IFP:**

### • **Transportation**

- Roads & Highways
- Bridges
- Public Transit
- Sidewalks, Bike Lanes, and Pedestrian Paths

### • **Utilities**

- Stormwater & Detention
- Sanitary Sewer
- Telecommunications

### • **Public Safety**



Sample Organizational structure for long-range IFP planning

# Questions?



**LEXINGTON**





# **Lexington's Growth Management Program**

**General Government and Planning Committee  
Division of Planning  
1/14/2025**





## Imagine Lexington 2045 – Theme E

**Goal 4:** Protect Lexington’s invaluable rural resources and inform long-range planning for housing, infrastructure, community facilities and economic development by finalizing on the work of the Sustainable Growth Task Force and the Goal 4 Workgroup to create a data-driven and creating and adopting a new-process, to include robust public input and a public hearing, for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.

### **Objectives:**

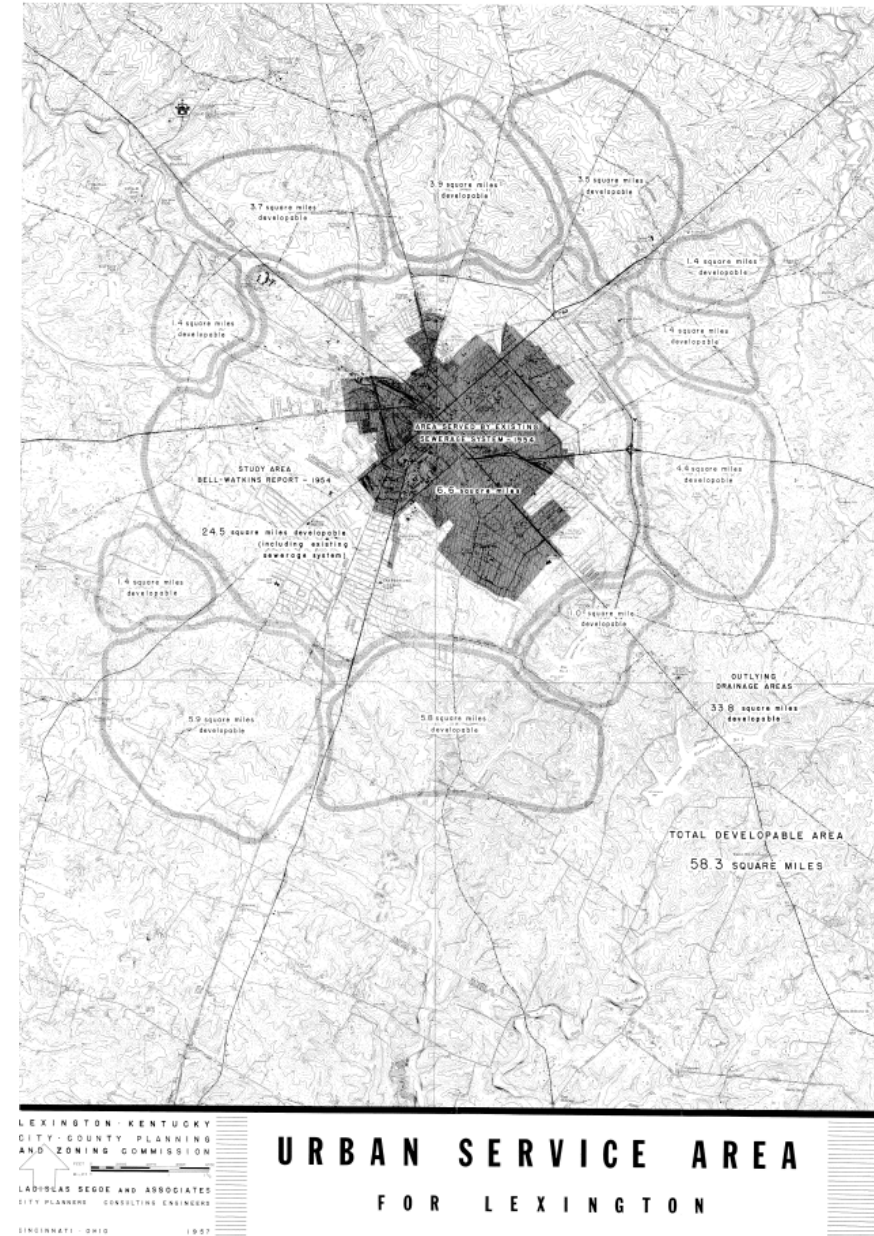
- a. Ensure this process preserves the Urban Service Area concept, even if the boundary of the Urban Service Area is altered.
- b. Create a process that is informed by robust public and stakeholder engagement and is built upon a thorough research-based foundation.
- c. Make certain this new process informs long-range planning for infrastructure, community facilities, and economic development, while protecting Lexington’s invaluable rural resources and continuing to focus on infill, redevelopment and land use efficiency as the continued primary objectives.
- d. Ensure outcomes of this process are fiscally sustainable, equitable, environmentally focused, multimodal, agriculturally supportive, and economically forward.
- e. ***Incorporate Urban County Council input, and adopt the process as an amendment to the elements of the Comprehensive Plan by August 1, 2026 and establish a mechanism to immediately implement the process.***





## Previous Attempts

- 1979 Update – Planning Program
- 1996 Expansion Area Master Plan
- 2018 Goals and Objectives
  - *Sustainable Growth Task Force*
  - *Goal 4 Workgroup*
- 2023 Goals and Objectives



Current Urban Service Area: 89.86 sq miles

Population of Lexington: 321,122





## Challenges of Previous Approaches

- Lexington's growth policies will continue to be an important issue to the community
- Currently dominates the Comprehensive Planning process
- Simultaneously addressing Comprehensive Planning and Growth/Preservation efforts has been a disservice to both.



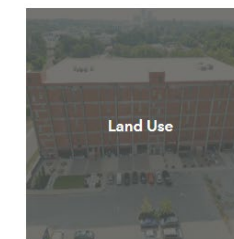
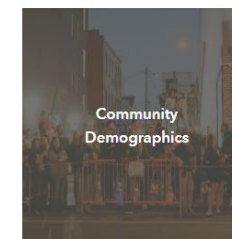


## Sustainable Growth Task Force (2020)

- Developed Baseline Data
- Established Protocol for Reporting Ongoing Development Trends
  - Initial Data Analyzed Through 2020 Report
  - Follow-Up Report Through 2022 Report
  - Planning Staff Finalizing 2024 Report Currently
- Creation of ***Imagine Lexington Data Research Center*** to Report and Publish Ongoing Development Trends



Explore the data

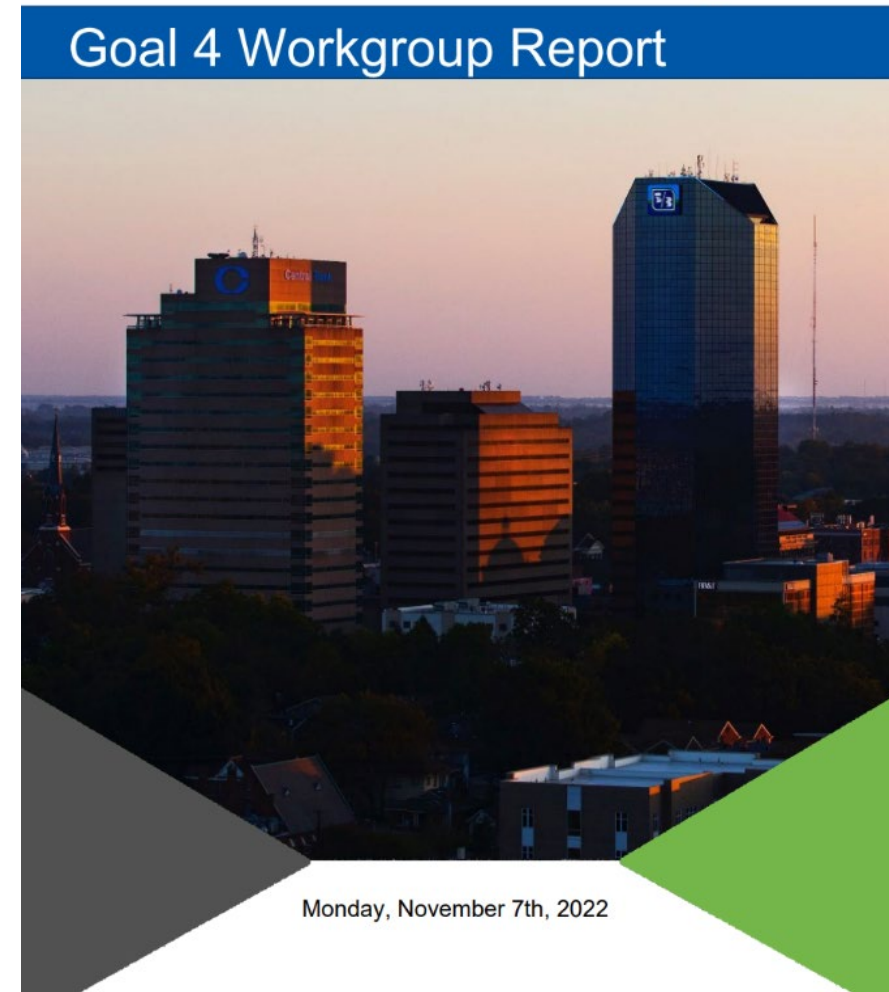




## Goal 4 Work Group (2022)

### *Proposed Process*

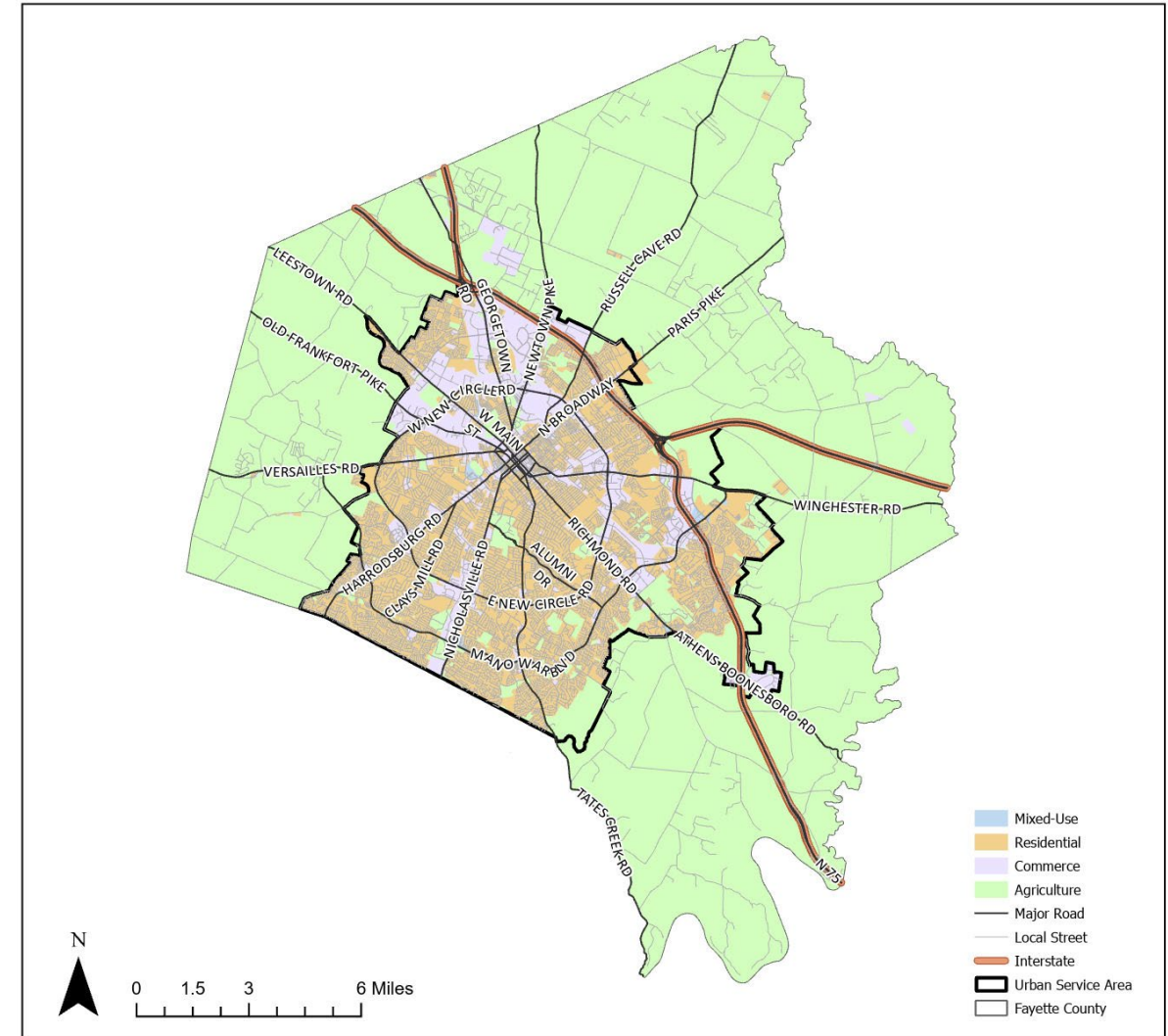
- Setting the Stage
  - Areas for Permanent Preservation
  - Areas for Future Urban Growth
- Identify Need
  - Ongoing Baseline Data Update
  - Periodic Analysis of Data Trends
  - Development of multiple growth scenarios
  - Decision regarding expansion
- Meeting the Need
  - Call for Master Plans
  - Evaluate Proposals
  - Public Review Process
  - Approval/Adoption Process





## Next Steps

- Coordinate Process with General Government and Planning Committee Chair
  - Refine Scope of Project Considering Previous Work Completed
  - Establish Framework for Public Input
  - Schedule Committee Reports and Updates
- Report to the Planning Commission



# Questions?



**LEXINGTON**





# HOUSE BILL 443

*General Government and Planning Committee  
January 14, 2025*





## Introduction to HB 443

- Introduced in February 2024 and enacted April 4, 2024
- Summary: Creates a new section of KRS Chapter 100 to require that local laws dealing with subdivision plats and development plans be set out by objective standards and applied ministerially, and to set out conditions for application of discretion.
- Effective: July 1, 2025





## New Section of KRS 100

- KRS 100 is state enabling legislation for planning and zoning in the Commonwealth of Kentucky
- SECTION 1. A NEW SECTION OF KRS CHAPTER 100 IS CREATED TO READ AS FOLLOWS:
  - (1) Except as provided in subsection (2) of this section, the ordinances, rules, and regulations adopted pursuant to this chapter governing subdivision plats and development plans shall be in the form of **objective standards** that shall be **applied ministerially**.
  - (2) Ordinances, rules, and regulations governing development plans may allow for **discretion** to be applied by the approving authority in circumstances where:
    - a) An applicant seeks a deviation from the established objective standards; or
    - b) The approving authority determines, based on substantial evidence, that a strict ministerial application of the established objective standards would pose a specific threat to public health, safety, or welfare in the affected area.
- SECTION 2. This Act takes effect on July 1, 2025.





## Key Terms

- **Objective standards**
  - Measurable, specific, unbiased, equitable
- **Applied ministerially**
  - An administrative act carried out in a prescribed manner not allowing for personal discretion
- Set out conditions for application of **discretion**
  - Establish parameters for when the Planning Commission would utilize discretion
  - Similar to a waiver of the Land Subdivision Regulations





## Example

### ■ Sec. 12-8. - Minimum design standards.

The following minimum standards shall be met in the design of a planned commercial center:

#### *Transit Facilities.*

- 1) For all commercial centers located along a transit route, a transit shelter and seating shall be required and indicated clearly on the development plan **to the approval of the local transit authority. Adequate pedestrian facilities to serve the required transit infrastructure**, both along the right-of-way and internal to the site, shall be to the approval of the Metropolitan Planning Organization (MPO). **It will be strongly encouraged that the development plan afford appropriate facilities and accommodations for additional ridesharing services.**
- 2) No zoning compliance permits shall be issued for the commercial center until all approved transit infrastructure is constructed in accordance with the approved final development plan.

Facilities to serve the community, especially those utilizing transit are recommended by the Comprehensive Plan and Metropolitan Transportation Plan, but the Zoning Ordinance is not specific about where the transit stop needs to be located and defers to LexTran or the MPO for approval.

Phrases like “strongly encouraged” are not enforceable and “adequate facilities” is not an objective standard.





# Current Development Plan Process

## Planning Processes: Development Plans

### KEY ROLES IN THIS PROCESS:



Development plans may be utilized for a wide variety of planning related procedures. When required by the Zoning Ordinance, no building permits shall be issued until a final development plan is approved by the Planning Commission, certified by the Secretary of the Commission, and passed on to the Division of Building Inspection. This shall limit and control the issuance of all building and occupancy permits, and restrict the construction, location, and use of all land and structures to the conditions as set forth in the plan.

There are three types of development plans:

1. **Preliminary Development Plan** – Typically included with a zone change request; provides conceptual depiction of buildings, parking, open space, roads, access points, etc., on a site proposed for rezoning.
2. **Final Development Plan** – Provides exact depiction of all property improvements, including buildings, parking, open space, roads, access points, etc., on the development site. No building or occupancy permits can be issued without a Planning Commission approved and certified plan.
3. **Minor Development Plan Amendment** – Minor Amendments are intended to expedite approval in those situations where amendments of a development plan are of minor significance and generally relate to the shifting of previously approved spaces.

Approximate Expected Timeline to Complete Preliminary and Final Development Process: 6 weeks – 3 months

### Public hearing vs. public meeting

These similar phrases have key differences in the context of the Division of Planning's procedures.

A **public hearing** is required by state statute (KRS 100.211) for zoning changes (and associated development plans). The Planning Commission receives comment and testimony from the public on the items being considered. Public hearings also require a formal notification process. The "Planning Commission Zoning Items Public Hearing" is the **public hearing** mentioned in this section.

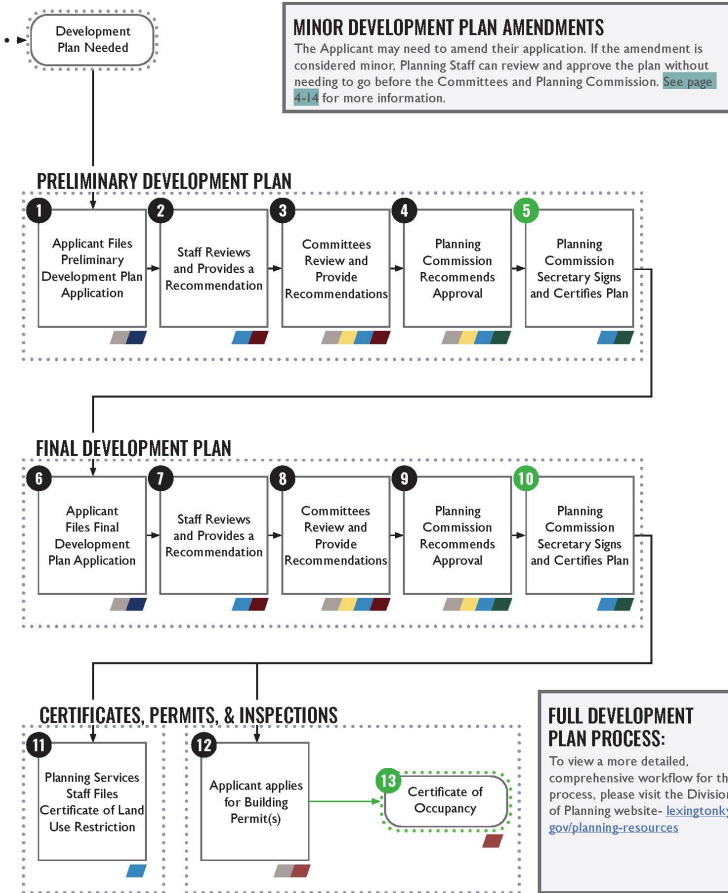
A **public meeting** is a meeting during which the Planning Commission takes action on various agenda items that do not require a hearing. Public participation and comment are still included, but are not required by state statute. The "Planning Commission Subdivision Items Public Meeting" is the **public meeting** mentioned in this section.

### REASONS WHY YOU MIGHT NEED A DEVELOPMENT PLAN:

There are many reasons why a development plan may be needed. It is highly advised to contact the Division of Planning to determine needs. A few reasons for a development plan include:

1. The existing zone requires a development plan (P-2, B-5P, B-6P and M-1P zones)
2. It is in conjunction with a Zone Change Request
3. There is more than one principal structure
4. Planning Commission has concerns for potential substantial flood, drainage, traffic, topographic or other similar problems that could have an adverse influence on existing or future development of the subject property or other property in the neighborhood.

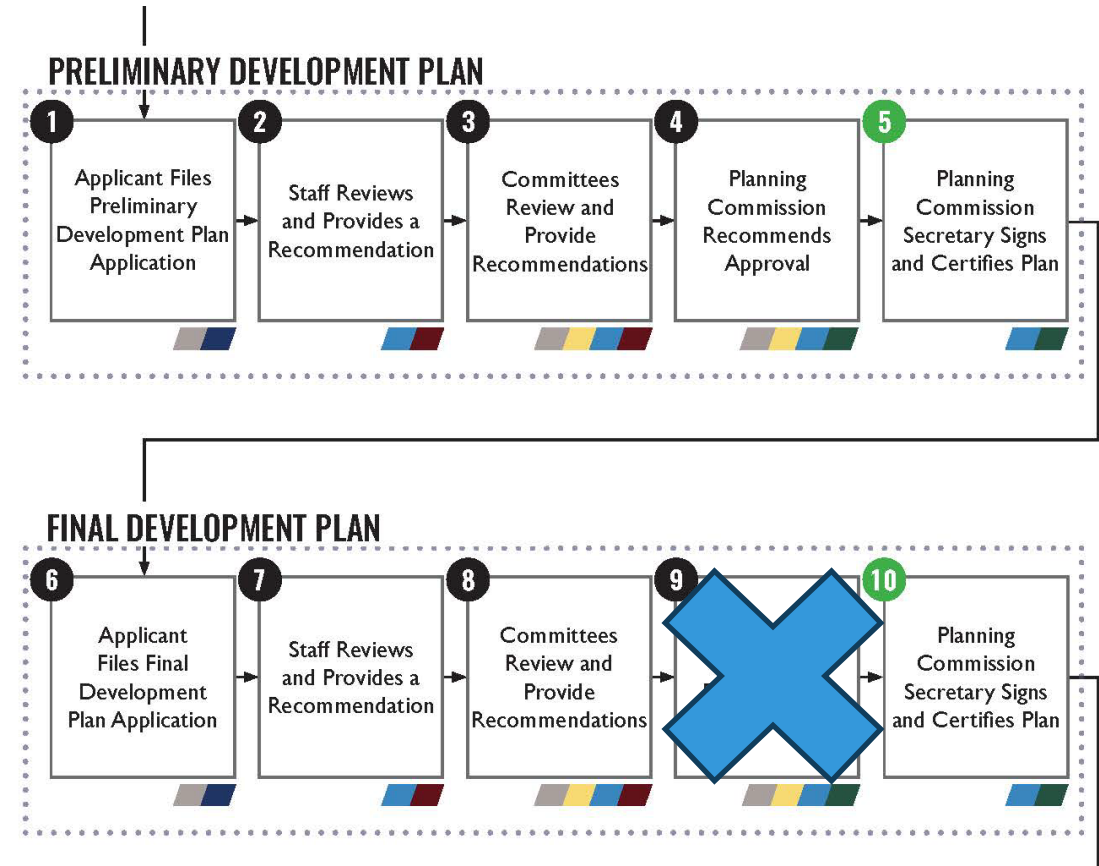
This process document provides an example of the basic steps to approval and completion for this process. For a more complete illustration, please refer to the expanded process document. This illustration is presented for general information purposes only and is not a substitute for governing documents. All applicants should consult with the Division of Planning prior to filing and defer to the guidance provided for your specific circumstance. Further, requirements outside of the Division of Planning are beyond the purview of this document.





## Anticipated Change to the Development Plan Process

- Preliminary DP with a Zone Change
  - No change to the process, zone change requests are discretionary
  
- Final DP
  - No change to Application, Staff Review and Technical Review Committee steps
  - Planning Commission Review is necessary only for a waiver or deviation of the standards, OR pose a specific threat to public health, safety, or welfare in the affected area





## Completed Tasks and Next Steps

- Met with division representatives to discuss updates to established regulations to address HB 443
  - Expect updates to the Zoning Ordinance, Land Subdivision Regulations, Manuals and adopted Guidelines
- Met with development stakeholders to review legislation
- Internal meetings with division representatives and draft changes
- Follow-up with development stakeholders
- Initiation of Zoning Ordinance Text Amendment (ZOTA) and Subdivision Regulation Amendment (SRA)



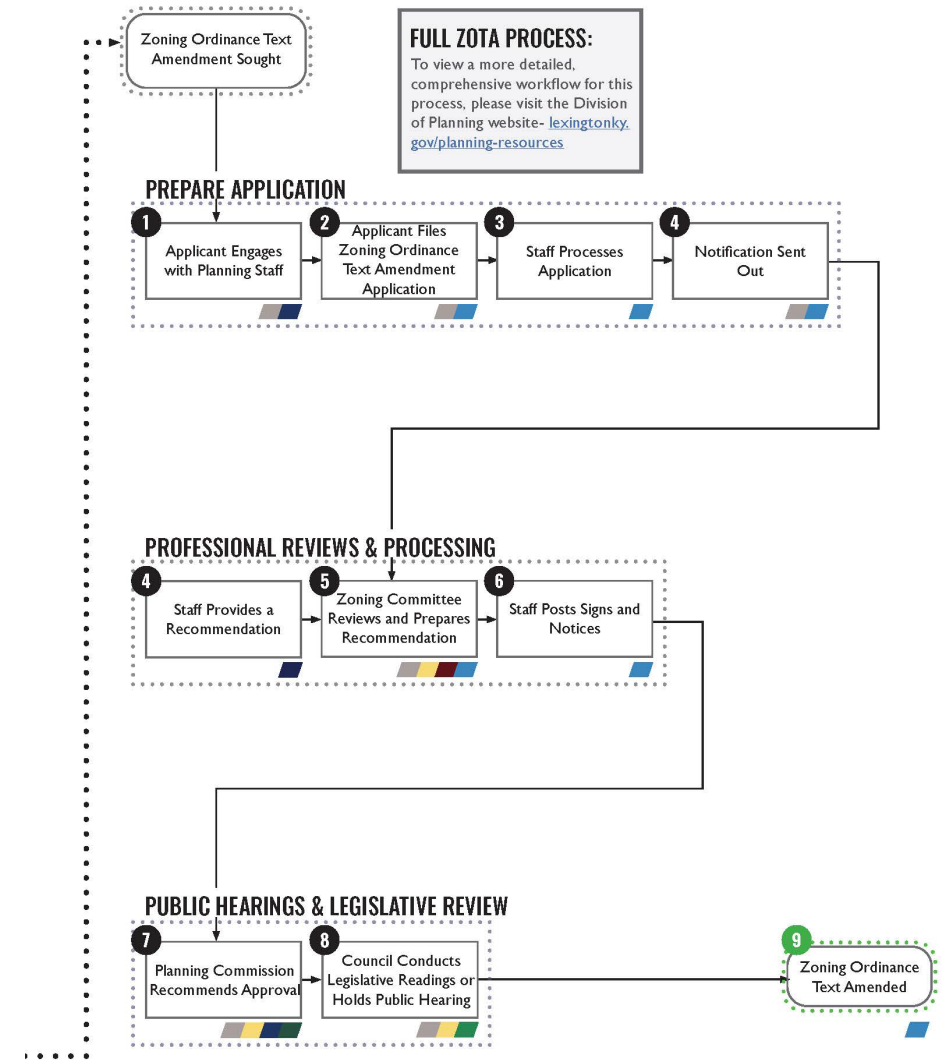


## Text Amendment Timing

1. Initiation of Text Amendment – January 2025
2. Notice Mailing to Registered Neighborhood Associations – February 2025
3. Zoning Committee Meeting – March 2025
4. Planning Commission Public Hearing – March 2025
5. Final Reports to Council – April 2025
6. Council Action – May and June 2025
  - Refer to Committee for further Discussion OR Readings of Ordinance



July 2025 deadline



This process document provides an example of the basic steps to approval and completion for this process. For a more complete illustration, please refer to the expanded process document. This illustration is presented for general information purposes only and is not a substitute for governing documents. All applicants should consult with the Division of Planning prior to filing and defer to the guidance provided for your specific circumstance. Further, requirements outside of the Division of Planning are beyond the purview of this document.

# Questions?



**LEXINGTON**



## 2025 Review of Items in Committee

## Review of Short-Term Rentals

| File ID:                       | Current Sponsor: | Referral Date: | Last Presentation: |
|--------------------------------|------------------|----------------|--------------------|
| <a href="#"><u>0864-24</u></a> | J. Brown         | June 11, 2019  | August 29, 2024    |

This item established [short-term rentals](#) as a legal use and defined a process for approval and enforcement. Amendments to the Code of Ordinances included definitions, the process of obtaining a special fee license, special fee license enforcement, transient room taxes, occupational license fees, the creation of short-term rental “duties of the licensee,” and the establishment of licensee requirements for online advertising. The most recent changes from the [Planning Commission](#) to the full Council were approved in December 2024. **This item may move to annual/periodic updates.**

## Short-Term Rentals in Rural/Agricultural Zones

| File ID:                       | Current Sponsor: | Referral Date: | Last Presentation: |
|--------------------------------|------------------|----------------|--------------------|
| <a href="#"><u>0901-24</u></a> | J. Brown         | June 11, 2019  | October 15, 2024   |

The Council requested that the [Rural Land Management Board](#) propose regulations for short-term rentals in rural areas, specifically in Agricultural Zones. The committee reviewed those recommendations on May 7, September 10, and October 15, 2024. During the October 2024 meeting, the committee voted to move these to the full Council and the Planning Commission. The ZOTA will return to the full Council on January 14 for action.

## Review of Recommendations for Ensuring the Continuous Operations for Shared Use Paths

| File ID:                       | Current Sponsor: | Referral Date:  | Last Presentation: |
|--------------------------------|------------------|-----------------|--------------------|
| <a href="#"><u>0074-22</u></a> | C. Ellinger      | August 10, 2021 | January 18, 2022   |

In January 2022, Scott Thompson, a Bicycle and pedestrian Planner with the [Lexington Area MPO](#), presented the importance of transportation systems, such as travel lanes, bike lanes, sidewalks, and shared-use paths, for people of all ages in every part of our community. Access is maintained to ensure reliability during new construction, redesigns, roadway improvements, and operations maintenance. No further action on this item is planned at this time. **This item may be removed.**

## Assessment and Historic Preservation of Lexington’s African American Hamlets (A Sense of Place)

| File ID:                       | Current Sponsor: | Referral Date: | Last Presentation: |
|--------------------------------|------------------|----------------|--------------------|
| <a href="#"><u>0902-24</u></a> | J. Brown         | April 26, 2022 | September 10, 2024 |

First heard in December 2022, the Assessment and Historic Preservation of Lexington’s African American Hamlets (now known as [A Sense of Place](#)) has grown tremendously. In September 2024, Tiffany Brown, Equity and Implementation Officer in the Mayor’s Administration, presented on that growth and its goals moving forward. CM Brown is the new sponsor. **This item will remain in committee for updates.**

## Examine Opportunities to Relocate Programming and Initiatives<sup>58</sup> from the Mayor's Office to Other Relevant Divisions within LFUCG

|          |                  |                |                    |
|----------|------------------|----------------|--------------------|
| File ID: | Current Sponsor: | Referral Date: | Last Presentation: |
| N/A      | L. Sheehan       | May 31, 2022   | N/A                |

The General Government & Social Services budget link referred this item to the committee during the FY23 budget process with the intent to evaluate why programs in the Mayor's office are increasing, if this practice is sustainable, and if there are better places in government for some of these programs to reside. **This item is under review.**

## Charter Review

|          |                  |                  |                    |
|----------|------------------|------------------|--------------------|
| File ID: | Current Sponsor: | Referral Date:   | Last Presentation: |
| N/A      | L. Sheehan       | November 1, 2022 | N/A                |

The [2021 Redistricting](#) Work Group recommended this item to the committee for a comprehensive review of the [LFUCG Charter](#). Work on this item started in 2023 and will continue into 2025. **A presentation is tentatively scheduled for Spring 2025.**

## Acquire Investor Owned or Other Properties

|          |                 |                  |                    |
|----------|-----------------|------------------|--------------------|
| File ID: | Former Sponsor: | Referral Date:   | Last Presentation: |
| N/A      | P. Worley       | November 3, 2022 | N/A                |

[Housing Advocacy and Community Development](#) staff who previously worked on this item are no longer with LFUCG, which has resulted in a review of this item with the commissioner. **This item needs a new sponsor.**

## Disparity Study

|                         |                  |                   |                    |
|-------------------------|------------------|-------------------|--------------------|
| File ID:                | Current Sponsor: | Referral Date:    | Last Presentation: |
| <a href="#">0405-24</a> | C. Ellinger      | November 15, 2022 | April 16, 2024     |

Sherita Miller, [Minority Business](#) Enterprise Liaison, presented the [study](#), which reviewed business participation, availability, and disparities; analyzed marketplace conditions; collected qualitative and anecdotal information; provided policy and program recommendations; and provided legal compliance guidance. **This item may be presented at a future [Budget, Finance & Economic Development Committee](#) meeting.**

## Boards and Commissions Comprehensive Review

|                         |                  |                   |                    |
|-------------------------|------------------|-------------------|--------------------|
| File ID:                | Current Sponsor: | Referral Date:    | Last Presentation: |
| <a href="#">0804-23</a> | S. Lynch         | January, 24, 2023 | August 15, 2023    |

This item originated from the August 2023 [Tenants on Boards and Commissions presentation](#). The 2025 presentation will comprehensively review our boards and commissions, focusing on Council involvement, the appointment process, equality, and representation. **A presentation is tentatively scheduled for Spring 2025.**

## Planning and Development Study: Recommendation #8 Tighten Certification to Lock in Requirements

|                 |                                 |                                 |                           |
|-----------------|---------------------------------|---------------------------------|---------------------------|
| File ID:<br>N/A | Current Sponsor:<br>J. Reynolds | Referral Date:<br>June 27, 2023 | Last Presentation:<br>N/A |
|-----------------|---------------------------------|---------------------------------|---------------------------|

This item comes from the June 2023 [Planning and Development Approval Process Study presentation at Work Session](#). After zone change applications receive formal approval, the process of finalizing the details is called Certification. During that process, Planning staff can increase requirements relative to the approval (wider sidewalks, etc.). The only alternative is for the Applicant to return to the approving body. As now conducted, Certification can add time, increase costs, and decrease the predictability of approvals. The study listed several potential solutions to this recommendation. **This item is in progress with Planning.**

## Planning and Development Study: Recommendation #10 Establish a Development Liaison Position

|                 |                                 |                                 |                           |
|-----------------|---------------------------------|---------------------------------|---------------------------|
| File ID:<br>N/A | Current Sponsor:<br>J. Reynolds | Referral Date:<br>June 27, 2023 | Last Presentation:<br>N/A |
|-----------------|---------------------------------|---------------------------------|---------------------------|

This item comes from the June 2023 [Planning and Development Approval Process Study presentation at Work Session](#). Establishing a “Development Liaison” position would help applicants navigate the approval process, making it less time-consuming and less costly for both the Applicant and the LFUCG. The study listed several potential solutions to this recommendation. **This item is in progress with Planning.**

## Electronic Billboards

|                            |                              |                                |                                       |
|----------------------------|------------------------------|--------------------------------|---------------------------------------|
| File ID:<br><u>0863-24</u> | Former Sponsor:<br>P. Worley | Referral Date:<br>June 1, 2018 | Last Presentation:<br>August 29, 2024 |
|----------------------------|------------------------------|--------------------------------|---------------------------------------|

Updated state regulations on digital billboards were reviewed. Currently, there are no provisions for digital billboards in Lexington. Key issues are the brightness of signs, message hold times (transition method and duration), size, and locations. Proposed sign regulations to Article 17 were presented to the committee. The council initiated a Zoning Ordinance Text Amendment (ZOTA) and advanced the ZOTA to the Planning Commission. The ordinance will return to the full Council on Tuesday, January 14 for action. **This item needs a new sponsor.**

## Homelessness Need Assessment RFP

|                            |                              |                                    |                                         |
|----------------------------|------------------------------|------------------------------------|-----------------------------------------|
| File ID:<br><u>0863-24</u> | Former Sponsor:<br>P. Worley | Referral Date:<br>October 31, 2023 | Last Presentation:<br>February 13, 2024 |
|----------------------------|------------------------------|------------------------------------|-----------------------------------------|

This item resulted from the fund balance discussion in the fall of 2023. It is an RFP that analyzes Lexington's housing and homelessness needs. A presentation is tentatively scheduled for Summer 2025. **This item needs a new sponsor.**

Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education

60

|          |                  |                  |                    |
|----------|------------------|------------------|--------------------|
| File ID: | Current Sponsor: | Referral Date:   | Last Presentation: |
| N/A      | D. Wu            | January 16, 2024 | N/A                |

Surrounding the momentum of the Undesign the Redline campaign, VM Wu placed this item into committee to review Lexington’s planning history. **A report-out presentation may be given in the Spring.**

Office/Residential Conversions

|          |                  |                  |                    |
|----------|------------------|------------------|--------------------|
| File ID: | Current Sponsor: | Referral Date:   | Last Presentation: |
| N/A      | D. Wu            | January 16, 2024 | N/A                |

Through his research, VM Wu learned that there are not enough office/residential vacancies to warrant proceeding with this item. **This item may be removed.**

Two-Way Street Conversions

|          |                  |                  |                    |
|----------|------------------|------------------|--------------------|
| File ID: | Current Sponsor: | Referral Date:   | Last Presentation: |
| N/A      | D. Wu            | January 16, 2024 | N/A                |

To avoid duplicate work, we are waiting to complete the Downtown Master Plan and/or Traffic Task Force, which may encompass this item. **This item may be removed.**

Bring Back the Bluegrass

|                |                  |                  |                    |
|----------------|------------------|------------------|--------------------|
| File ID:       | Current Sponsor: | Referral Date:   | Last Presentation: |
| <u>0903-24</u> | D. Gray          | October 31, 2023 | September 10, 2024 |

Deputy Director Chris Cooperrider presented on Parks and Recreation’s naturalization efforts in some of our parks. In response to the 2018 Master Plan Survey, naturalization efforts began in March 2020 as “Bring Back the Bluegrass.” The #1 request in that plan was more hiking and walking trails, which they implemented through grass-mown trails. Cooperrider reviewed the program's resulting benefits, improvements, and future plans. This item was asked to be kept in committee. **An update from Parks may be requested for Fall 2025.**

Absentee Landlords

|          |                  |                 |                    |
|----------|------------------|-----------------|--------------------|
| File ID: | Current Sponsor: | Referral Date:  | Last Presentation: |
| N/A      | D. Gray          | August 20, 2024 | N/A                |

This item was referred to the committee during the August 20, 2024 Work Session. **This item is in progress.**

## Solar Energy Systems Zoning Ordinance

|                 |                              |                                    |                           |
|-----------------|------------------------------|------------------------------------|---------------------------|
| File ID:<br>N/A | Former Sponsor:<br>P. Worley | Referral Date:<br>October 24, 2024 | Last Presentation:<br>N/A |
|-----------------|------------------------------|------------------------------------|---------------------------|

This item was referred to the committee after removing it from the October 24, 2024, Council Meeting docket. PLN-ZOTA-24-00003: Solar Energy Systems – a text amendment to the Zoning Ordinance to facilitate the siting, development, construction, installation, and decommissioning of solar energy systems in Lexington. **This item needs a new sponsor.**

## Efficiencies in our Development Processes and Compliance with HB 443 (KRS 100.275)

|                     |                              |                                    |                           |
|---------------------|------------------------------|------------------------------------|---------------------------|
| File ID:<br>0047-25 | Former Sponsor:<br>P. Worley | Referral Date:<br>December 3, 2024 | Last Presentation:<br>N/A |
|---------------------|------------------------------|------------------------------------|---------------------------|

This item was placed in committee to allow Planning to showcase their work on processes concerning the changes made at the state level. **This item needs a new sponsor.**

## Annual/Periodic Update

### Lexington Global Engagement Center (Global Lex)

|                            |                                 |                                |                                        |
|----------------------------|---------------------------------|--------------------------------|----------------------------------------|
| File ID:<br><u>0058-24</u> | Current Sponsor:<br>J. Reynolds | Referral Date:<br>January 2015 | Last Presentation:<br>January 16, 2024 |
|----------------------------|---------------------------------|--------------------------------|----------------------------------------|

This item is in committee to receive periodic updates; it became an annual item starting in 2019. The last update, in January 2024, provided information on the city's international center and the services its staff provides LFUCG and the public. With the retirement of its Program Director, its annual update will be delayed. **The next presentation is tentatively scheduled for Spring 2025.**

### Annual Status Report on Purchase of Development Rights (PDR) Easement Acquisitions

|                            |                                               |                       |                                      |
|----------------------------|-----------------------------------------------|-----------------------|--------------------------------------|
| File ID:<br><u>0402-24</u> | Current Sponsor:<br>Committee Chair/Ordinance | Referral Date:<br>N/A | Last Presentation:<br>April 16, 2024 |
|----------------------------|-----------------------------------------------|-----------------------|--------------------------------------|

This presentation is a requirement under Chapter 26 of our Code of Ordinances. The April 2024 update included a review of the application process, farm closings, pending easements, and withdrawals from the program. **The next presentation is tentatively scheduled for Summer 2025.**

## Division and Program Review

|                                   |                                            |                                             |                                                |
|-----------------------------------|--------------------------------------------|---------------------------------------------|------------------------------------------------|
| <b>File ID:</b><br><u>0402-24</u> | <b>Current Sponsor:</b><br>Committee Chair | <b>Referral Date:</b><br>September 28, 2021 | <b>Last Presentation:</b><br>November 15, 2022 |
|-----------------------------------|--------------------------------------------|---------------------------------------------|------------------------------------------------|

The Division and Program Reviews for Lex TV and Lex Call were shared on November 15, 2022, for information only. Subsequent divisions and/or program reviews were not selected by the 2023-2024 General Government and Planning Committee. **This item is under review.**

## Lexington History Museum

|                                   |                                     |                                         |                                               |
|-----------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------------|
| <b>File ID:</b><br><u>1043-24</u> | <b>Former Sponsor:</b><br>K. Plomin | <b>Referral Date:</b><br>March 21, 2017 | <b>Last Presentation:</b><br>October 15, 2024 |
|-----------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------------|

The October 2024 presentation shared their new corporate sponsorship and donor recognition programs and how LFUCG's contributions made it possible to have a new museum location at the Thomas Hunt Morgan House. They are working on consolidating its collections in storage. LexHistory has started the Lexington History Collective, an initiative to connect diverse and inclusive groups that collect, preserve, and exhibit unique aspects of Lexington's history. **The next presentation is tentatively scheduled for Fall or Winter 2025. This item needs a new sponsor.**

## Landlord and Tenant Advisory Boards

|                                   |                                     |                                        |                                               |
|-----------------------------------|-------------------------------------|----------------------------------------|-----------------------------------------------|
| <b>File ID:</b><br><u>1044-24</u> | <b>Current Sponsor:</b><br>S. Lynch | <b>Referral Date:</b><br>June 11, 2024 | <b>Last Presentation:</b><br>October 15, 2024 |
|-----------------------------------|-------------------------------------|----------------------------------------|-----------------------------------------------|

Following requests from KY Tenants for more tenant representation on boards and commissions, Commissioner Lanter's office began providing opportunities for both groups to share information and have input on the work of Housing Advocacy & Community Development. This item provides an update on both advisory boards. This became an annual item in October 2024. **The next presentation is tentatively scheduled for Fall or Winter 2025.**

## Subcommittee, Work Group, Task Force

### Public Input Subcommittee

|                                   |                                      |                                           |                                            |
|-----------------------------------|--------------------------------------|-------------------------------------------|--------------------------------------------|
| <b>File ID:</b><br><u>0605-24</u> | <b>Current Sponsor:</b><br>H. LeGris | <b>Referral Date:</b><br>January 17, 2023 | <b>Last Presentation:</b><br>June 11, 2024 |
|-----------------------------------|--------------------------------------|-------------------------------------------|--------------------------------------------|

The purpose of this working group is to review, update, and improve the public input process for the Urban County Council, making it easier for residents to access information and engage with the Council. The group is reviewing and modernizing the current public input process for meetings of the Urban County Council. They also reviewed and updated the resident guidelines and expectations for in-person public comment. The following steps of this group include creating a marketing/education plan and providing periodic updates to the GGP Committee at key points in the process. The subcommittee continues to meet. The next meeting is February 20, 2025.

## ITEMS REFERRED TO THE GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

| Referral Item                                                                                                                   | Current Sponsor           | Date Referred     | Last Presentation  | Status                                                                                         | Legistar File ID        |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------|--------------------|------------------------------------------------------------------------------------------------|-------------------------|
| Review of Short-Term Rentals                                                                                                    | J. Brown                  | June 11, 2019     | August 29, 2024    | Returned to full Council. Changes passed on 12/5/24. Item can move to periodic/annual updates. | <a href="#">0864-24</a> |
| Rural Short-Term Rentals                                                                                                        | J. Brown                  | June 11, 2019     | October 15, 2024   | Returning to full Council on 1/14/25 for action.                                               | <a href="#">0901-24</a> |
| Recommendations for Ensuring the Continuous Operations for Shared Use Paths, Sidewalks, and Bike Lanes                          | C. Ellinger               | August 10, 2021   | January 18, 2022   | Item may be removed.                                                                           | <a href="#">0074-22</a> |
| Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage                                  | J. Brown                  | April 26, 2022    | September 10, 2024 | J. Brown is new sponsor. Item will stay in committee for updates.                              | <a href="#">0902-24</a> |
| Examine opportunities to relocate programming and initiatives from the Mayor's Office to other relevant Divisions within LFUCG. | L. Sheehan                | May 31, 2022      | N/A                | Item in review.                                                                                |                         |
| Charter Review                                                                                                                  | L. Sheehan                | November 1, 2022  | N/A                | Summer 2025                                                                                    |                         |
| Acquire investor owned or other properties                                                                                      | New sponsor needed        | November 3, 2022  | N/A                | Item in review.                                                                                |                         |
| Disparity Study                                                                                                                 | C. Ellinger               | November 15, 2022 | April 16, 2024     | Presentation may occur in the BFED Committee.                                                  | <a href="#">0405-24</a> |
| Boards and Commissions Comprehensive Review                                                                                     | S. Lynch                  | January 24, 2023  | August 15, 2023    | Spring 2025                                                                                    | <a href="#">0804-23</a> |
| Planning and Development Approval Process Study: Recommendation #8 Tighten Certification to Lock in Requirements                | J. Reynolds               | June 27, 2023     | N/A                | Item in progress.                                                                              |                         |
| Planning and Development Approval Process Study: Recommendation #10 Establish a Development Liaison Position                    | J. Reynolds               | June 27, 2023     | N/A                | Item in progress.                                                                              |                         |
| Electronic Billboards                                                                                                           | New sponsor needed        | June 1, 2018      | August 29, 2024    | Returning to full Council on 1/14/25 for action.                                               | <a href="#">0863-24</a> |
| Homelessness Need Assessment RFP                                                                                                | New sponsor needed        | October 31, 2023  | February 13, 2024  | Spring 2025                                                                                    | <a href="#">0168-24</a> |
| Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education                                                          | D Wu                      | January 16, 2024  | N/A                | Spring or Summer 2025 report out.                                                              |                         |
| Office/Residential Conversions                                                                                                  | D. Wu                     | January 16, 2024  | N/A                | Item may be removed.                                                                           |                         |
| Two-way Street Conversions                                                                                                      | D. Wu                     | January 16, 2024  | N/A                | Item may be removed.                                                                           |                         |
| Bring Back the Bluegrass                                                                                                        | D. Gray                   | January 16, 2024  | September 10, 2024 | Update may be presented in Fall 2025.                                                          | <a href="#">0903-24</a> |
| Absentee Landlords                                                                                                              | D. Gray                   | August 20, 2024   | N/A                | Item in progress.                                                                              |                         |
| Solar Energy Systems Zoning Ordinance                                                                                           | New sponsor needed        | October 22, 2024  | N/A                | Returned to full Council and placed into committee.                                            |                         |
| Efficiencies in our Development Processes and Compliance with HB 443 (KRS 100.275)                                              | New sponsor needed        | December 3, 2024  | January 14, 2025   |                                                                                                | <a href="#">0047-25</a> |
| <b>Annual/Periodic Updates</b>                                                                                                  |                           |                   |                    |                                                                                                |                         |
| Lexington Global Engagement Center (Global Lex)                                                                                 | J. Reynolds               | January 2015      | January 16, 2024   | Spring or Summer 2025                                                                          | <a href="#">0058-24</a> |
| Annual PDR Review (Required by Ordinance)                                                                                       | Committee chair/Ordinance |                   | April 16, 2024     | Summer 2025                                                                                    | <a href="#">0402-24</a> |
| Division and Program Review - 2022 Evaluations Selection                                                                        | Committee chair           | November 30, 2021 | November 15, 2022  | Item in review.                                                                                | <a href="#">1172-22</a> |
| Lexington History Museum                                                                                                        | Need new sponsor          | May 28, 2019      | October 15, 2024   | Fall or Winter 2025                                                                            | <a href="#">1043-24</a> |
| Landlord and Tenant Advisory Boards                                                                                             | S. Lynch                  | June 11, 2024     | October 15, 2024   | Fall or Winter 2025                                                                            | <a href="#">1044-24</a> |
| <b>Subcommittees, Work Groups, Task Forces</b>                                                                                  |                           |                   |                    |                                                                                                |                         |
| Public Input Work Group                                                                                                         | H. LeGris                 | January 17, 2023  | June 11, 2024      | In progress. Next meeting February 2025.                                                       | <a href="#">0605-24</a> |