

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS PUBLIC HEARING

February 27, 2025

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUGG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the November 21, 2024 meeting will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, February 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Bruce Nicol, Ivy Barksdale, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Jeff Neal and Steve Parker, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; Shannon Ison, Division of Fire and Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

1. Development Plans

- a. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (2/13/25)* - located at 1101 WINBAK WAY, LEXINGTON, KY

Council District: 11

Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict a new hotel and entertainment building and revise parking circulation.

Note: The Planning Commission postponed this item at the August 8, 2024, August 22, 2024, September 12, 2024, September 26, 2024, November 14, 2024, December 12, 2024 and January 16, 2025 meetings.

The Subdivision Committee Recommended: **Postponement.** There remain questions and concerns regarding the removal of significant trees from tree protection plan on previous plan and adherence to conditional zoning restrictions along Red Mile Road.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Dimension driveways, walkways, parking spaces, drive aisles, and ingress/egress.
14. Addition of street cross-section for Winbak Way.
15. Label trees in tree protection areas per Article 26 of the Zoning Ordinance.
16. Addition of any proposed or existing easements.
17. Clarify proposed "entertainment" land use for Building 39.
18. Clarify site statistics totals and purpose of amendment.
19. Remove drive aisle from required landscape buffer per conditional zoning restrictions.
20. Clarify number of floors on Buildings 36, 37, 38, and 39.
21. Provide mitigation plan for removal of trees.
22. Discuss the removal of tree protection areas from previous plan.

- b. PLN-MJDP-24-00100: HAMBURG EAST, LOT 4-C (FIREBIRDS WOOD FIRED GRILL) (AMD) (4/6/25)* – located at 2400 POLO CLUB BOULEVARD, LEXINGTON, KY

Council District: 8

Project Contact: Vision Engineering

Note: The purpose of this amendment is to revise the building footprint, square footage, parking, and vehicular circulation on Lot 4-C.

Note: This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: **Approval,** subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Update Tree Protection Plan and Tree Inventory for Lot 4C.
14. Denote exactions to the approval of the Division of Planning.
15. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
16. Record consolidation plat for lot line change prior to certification.
17. Proposed consolidation must match limits of previously approved development plan(s).

- c. PLN-MJDP-25-00003: SIKURA JUSTICE PROPERTY, UNIT 6 (POLO CLUB CENTER, LOT 1) (AMD) (4/6/25)* – located at 2945 POLO CLUB LANE, LEXINGTON, KY
Council District: 12
Project Contact: NJL, LLC

Note: The purpose of this amendment is to revise Lot 1 and change proposed use from townhomes/commercial to commercial only.

Note: This plan requires the posting of a sign and an affidavit of such.

The Subdivision Committee Recommended: Postponement. There are questions regarding compliance with Article 23A-9(k)(4) of the Zoning Ordinance and submittal of required infrastructure and EAMP compliance statements.

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Denote scale (1:50) and correct graphic scale to match.
15. Provide Expansion Area Master Plan compliance letter.
16. Amend site statistics to utilize standard site statistics table.
17. Depict Vehicular Use Area (VUA) perimeter buffer per Article 18-3(a)(2) of the Zoning Ordinance.
18. Denote bearings and distance for all lots in this development.
19. Denote height of proposed structures in feet.
20. Depict compliance with Article 18(3)(b) of the Zoning Ordinance.
21. Denote exactions to the approval of the Division of Planning.
22. Denote building lines on Lot 1.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

23. Provide Lighting Plan per Article 30 of the Zoning Ordinance.
24. Discuss compliance with Article 23A-9(k)(4) of the Zoning Ordinance.
25. Discuss proximity of northern access point and circulation onto Lot 1.
26. Discuss submission of Infrastructure and Expansion Area Master Plan compliance statements.

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. ROSE HOLDINGS LEXINGTON, LLC ZONING MAP AMENDMENT AND LANE ALLEN PARK, LOTS 2 AND 3 DEVELOPMENT PLAN

- a. **PLN-MAR-24-00017: ROSE HOLDINGS-LEXINGTON, LLC** (2/27/25)* – a petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone, for 11.587 net (11.92 gross) acres for property located at 1899 Parkers Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner proposes the rezoning of the subject property to the Planned Neighborhood Residential (R-3) zone to construct a 25 lot detached single-family residential development.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement** for the following reasons:

1. The applicant should conduct a flood study to determine the extent of the flood hazard areas present on the property prior to the consideration of the proposed zone change to substantially increase the allowable density on the subject property.
2. The applicant should address the following Goals, Objectives, and Criteria of the 2045 Comprehensive Plan:
 - a. Theme D, Goal #1.a: Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles;
 - b. Theme D, Connectivity Policy #2: Create multi-modal streets that satisfy all user needs and provide equitable multi-modal access for those who do not drive due to age, disability, expense, or choice.
 - c. Theme D, Goal #3.b: Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures;
 - d. Theme D, Goal #3.c: Develop incentives to retain, restore, preserve and continue use of historic resources such as historic sites, rural settlements and urban and rural neighborhoods;
 - e. Theme D, Growth Policy #5: Identify and preserve Lexington's historic assets, while minimizing unsubstantiated calls for preservation that can hinder the city's future growth

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- f. Theme B, Protection Policy #2: Conserve and protect environmentally sensitive areas, including sensitive natural habitats, greenways, wetlands and water bodies;
- g. Theme B, Protection Policy #9: Respect the geographic context of natural land, encourage development to protect steep slopes, and locate building structures to reduce unnecessary earth disruption.
- 3. The applicant should address the following development criteria for the Enhanced Neighborhood Place-Type, and Low Density Residential Development Type
 - a. E-ST8-2: Development should provide community oriented places and services.
 - b. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided
 - c. B-PR2-1 Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site;
 - d. B-RE5-1: Dividing floodplains into privately owned parcels with flood insurance should be avoided;
 - e. B-RE5-2: Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them
 - f. A-DS9-1: Development should provide active and engaging amenities within neighborhood focused open spaces.
 - g. C-LI8-1: Development should enhance a well-connected and activated public realm.
 - h. E-GR4-1: Developments should incorporate reuse of viable existing structures
 - i. E-GR5-1: Structures with demonstrated historic significance should be preserved or adapted.

b. PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3 (2/27/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY

Council District: 10

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict lotting layout for 25 single-family homes, in support of the requested zone change from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone.

The Subdivision Committee Recommends: **Postponement**. There are questions regarding the historic nature of the existing home and need for a floodplain study to identify the extent of the floodplain.

Should this plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to R-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval if environmentally sensitive areas.
6. Discuss preservation of existing residential structure.
7. Discuss need for a floodplain study to identify the extent of the floodplain.
8. Discuss street improvements or right-of-way reservation for Parkers Mill Road.
9. Discuss Placebuilder criteria.

2. D&J REALTY, INC ZONING MAP AMENDMENT AND COVEY RIDGE DEVELOPMENT LOT 4 (AMD)DEVELOPMENT PLAN

- a. PLN-MAR-25-00001: D&J REALTY, INC. LLC (4/6/25)* – a petition for a zone map amendment from a Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone, for 0.99 net (1.31 gross) acres for property located at 125 Canebrake Drive.**

COMPREHENSIVE PLAN AND PROPOSED USE

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the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is proposing the rezoning of the subject property to construct a 5,800 square-foot facility for the indoor storage of recreational vehicles and campers. The applicant has indicated that the use will not have staffing on-site. Parking for the use will be accommodated within the proposed structure, with no exterior parking areas identified. The applicant has indicated that a dump station will be provided on-site to empty the sewage tanks on the recreational vehicles stored there.

The Zoning Committee Recommended: **Postponement**

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
2. The applicant should identify Goals, Objectives, and Policies of the Comprehensive Plan that are being met with this request.
3. The letter of justification does not include any discussion of the Urban Growth Master Plan (UGMP). The applicant should review the plan and provide information as to how the request relates to the overall plan for Area #5, and what goals of the plan are being met with this request.
4. The applicant should provide further information regarding the following development criteria:
 - a. D-PL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - b. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
 - c. B-SU4-1: Development should minimize and/or mitigate impervious surfaces.
 - d. C-LI8-1: Development should enhance a well-connected and activated public realm.

b. PLN-MJDP-24-00093: COVEY RIDGE DEVELOPMENT, LOT 4 (AMD) (4/6/25)* - located at 125 CANEBRAKE DRIVE, LEXINGTON, KY

Council District: 12

Project Contact: D & J Realty Inc.

Note: The purpose of this plan is to depict indoor storage facility for large recreational vehicles near the interstate, in support of the requested zone change from an Interchange Service Business (B-5P) zone to a Light Industrial (I-1) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Provided the Urban County Council approves the zone change to I-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Verify plan is printed to scale.
9. Provide dimensions on cross-sections.
10. Depict zone-to-zone landscape buffer per Article 18 of the Zoning Ordinance.
11. Depict existing tree canopy.
12. Amend purpose of plan to include reference to plan supporting zone change request from B-5P to I-1.
13. Denote existing zoning for Lot 4 in site statistics box.
14. Depict parking per Article 16 of the Zoning Ordinance.
15. Denote addresses on all lots.
16. Denote height of building in feet.
17. Denote plan type as Preliminary Development Plan.
18. Discuss Placebuilder criteria.

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3. **TOWN BRANCH PARK, INC ZONING MAP AMENDMENT AND WOODWARD HEIGHTS (CHEEK & TAYLOR PROPERTIES) DEVELOPMENT PLAN**

- c. **PLN- PLN-MAR-25-00002: TOWN BRANCH PARK, INC.** (4/6/25)* – a petition for a zone map amendment from a Mixed Low Density Residential (R-2) zone to a Lexington Center Business (B-2B) zone, for 0.33 net (0.46 gross) acres for properties located at 724 W. High Street, 300 Madison Place and 304 Madison Place. In addition to the rezoning request above, the applicant intends to request approval of a variance to reduce the property perimeter landscape buffer for a business zone adjacent to a residential zone from 15' to 0' and the vehicular use perimeter buffer from 8' to 0'.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner is proposing the Lexington Center Business (B-2B) zone in order to establish office uses within the two existing residential structures. These office spaces will function as two distinct entities for Gatton Park. One space is proposed to function as offices for the endowment and fundraising for Gatton Park. The other space is proposed to house the offices for the programming and operational functions of the park itself. The applicant does not intend to make any significant alterations to the subject property to accommodate this use.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The requested Lexington Center Business (B-2B) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed rezoning will allow for office uses that direct the provision of neighborhood- enhancing elements (Theme A, Goal #3.d).
 - c. The proposed use will conduct community-focused recreational facilities that maximize safe routes for all pedestrians and bicyclists via the Town Branch Trail (Theme A, Goal #3.a).
 - d. The proposed project will remain in scale with the surrounding context through the reuse of an existing historic structure (Theme A, Goal #2.b).
2. The requested Lexington Center Business (B-2B) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will allow the applicant to establish office uses adjacent to Gatton Park, while maintaining the site's scale within the surrounding context (Theme A, Design Policy #4).
 - b. The proposed uses will be community-centered serving Gatton Park, which is adjacent to the Woodward Heights neighborhood (Theme A, Equity Policy #9).
 - c. The proposal seeks to add uses that will conduct the programming of Gatton Park, improving the quality of life of the Downtown area through public space investment and hopefully attract new businesses and residents (Theme C, Livability Policy #8).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the recommendations for Land Use, as the proposed development will facilitate the creation and implementation of community open space and greenspace (C-LI7-1), which will aim to provide a community-oriented places and services for the people of Lexington (E-ST8-2).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposal will connect greenspaces and adjacent neighborhoods via multi-modal networks (A-DS4-1), with limited shared parking (C-PS10-1), and multi-modal facilities that reflect the Downtown Place-Type (D-CO2-1).

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- c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as it does not remove any significant trees (B-PR7-1), will not overlight the site (B-PR10-1), and will provide visible access to Gatton Park (B-RE2-1).
 - d. The request meets the requirements for Site Design, as the proposed development's activities will enhanced open space through the programmatic elements and amenities provided at Gatton Park (D-PL4-1), with parking oriented to the rear of the property (A-DS7-1) and minimal spaces provided (C-PS10-2).
 - e. The request meets the criteria for Building Form, as the proposal maintains the current scale to the surrounding neighborhood (A-DS4-2) through the reuse of a viable existing structures (E-GR4-1), which will adapt one structure that was built in 1900 (E-GR5-1).
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following uses are proposed to be prohibited via Conditional Zoning Restrictions:
- i. *Civic Center and convention facilities.*
 - ii. *Medical Clinics.*
 - iii. *Schools for academic instruction.*
 - iv. *Restaurants, cocktail lounges and nightclubs, including those serving alcoholic beverages and/or offering live entertainment.*
 - v. *Hotels or motels.*
 - vi. *Establishments for the display, rental or sale of automobiles, motorcycles, trucks not exceeding one and one-half (1½) tons, and boats limited to runabout boats.*
 - vii. *Indoor amusement enterprises, such as motion picture theaters; billiard or pool halls; bowling alleys; dance halls, skating rinks; and arcades.*
 - viii. *Computer and data processing centers.*
 - ix. *Private clubs.*
 - x. *Kindergartens, nursery schools and childcare centers for four (4) or more children.*
 - xi. *Establishments primary for the retail sale of alcoholic beverages.*
 - xii. *Automobile service stations at which only minor automobile and truck repair is performed.*
 - xiii. *Automobile rental facilities; parking lots and parking structures, when not accessory to a principal permitted use*
 - xiv. *Self-service laundry or laundry pick-up stations, including clothes cleaning establishments of not more than forty (40) pounds capacity and using a closed-system process.*
 - xv. *Helistops*
 - xvi. *Drive-through facilities for sale of goods or products or provision of services otherwise permitted herein.*
 - xvii. *Recycling drop-off centers for aluminum; steel; plastic; glass; newspapers; cardboard and other paper products; oil and other household recyclable waste.*
 - xviii. *Mining of non-metallic minerals*
 - xix. *Gasoline pumps available to the public without an employee on site*
 - xx. *Sign with dynamic content*

These restrictions are necessary in order to protect the existing historic character of the area, and prevent adverse land use impacts on surrounding properties.

5. This recommendation is made subject to approval and certification of PLN-MJDP-25-00006: WOODWARD HEIGHTS LOTS 2 & 3 prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. **VARIANCE** – The applicant intends to request approval of a variance to reduce the property perimeter landscape buffer for a business zone adjacent to a residential zone from 15' to 0' and the vehicular use perimeter buffer from 8' to 0'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval** of the requested variance for the following reasons:

1. Approval of the requested variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. The present landscaping is consistent with the historical development along W. High Street and Madison Place.

2. Strict application of the Zoning Ordinance would necessitate larger redevelopment of the site, which would conflict with the goals of preserving the sites' historic character.
3. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of Approval is made subject to the following conditions:

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the B-2B zone, otherwise the requested variances shall be null and void.
- b. The development shall be constructed in accordance with the development plan and supplemental documents, or as amended by the Planning Commission.
- c. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
- d. Action of the Planning Commission shall be noted on the Development Plan and any future plats for the subject property.

c. PLN-MJDP-25-00006: WOODWARD HEIGHTS (CHEEK & TAYLOR PROPERTIES) (4/6/25) *- located at 724 W. HIGH STREET and 300 & 309 MADISON PLACE, LEXINGTON, KY.

Council District: 12

Project Contact: D & J Realty Inc.

Note: The purpose of this plan is to depict in support of the requested zone change from a Mixed Low Density Residential (R-2) zone to a Lexington Center Business (B-2B) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Provided the Urban County Council approves the zone change to B-2B; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Addition of purpose of plan.
9. Addition of height of building in feet.
10. Provided the Planning Commission approves requested landscape buffer variances.
11. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE – a text amendment to modify the Economic Development (ED) zone.

INITIATED BY: Hamburg East, LLC.

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Approval of the Staff Alternative Text**, for the following reasons:

1. The changes to the supportive uses within the Economic Development (ED) zone will encourage a denser, more efficient use of land consistent with Theme A, Goal #1.b and Theme A Goal #5.f of the 2045 Comprehensive Plan
2. The proposed text amendment increases flexibility for future developers of the Economic Development land, while maintaining a majority of the land within the development for principal, jobs-producing uses consistent with the intent of the zone to foster future job creation.

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3. The proposed text amendment retains consistency with the provisions of the adopted Expansion Area Master Plan, which call for specific levels of green open space and limitations on residential density in support of Theme A, Goal C of the 2045 Comprehensive Plan.

VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.

VII. STAFF ITEMS
LONG RANGE PLANNING ACTIVITY REPORT

Office of Growth Management (LRP & OSP)

In January, a reorganization within the Division of Planning was completed. The Long Range Planning section and newly formed Outreach & Strategic Planning section joined efforts (as the "Office of Growth Management") to support the policies, programs, and plans necessary to implement Imagine Lexington 2045.

Hal Ballie was named Manager of the Long Range Planning (LRP) section. This section will lead all long range planning efforts including the Comprehensive Plan, Urban Growth Master Plan, corridor/land use plans, and small area plans. They will also track and report community data and trends through the new Imagine Lexington Data Research Center.

Kenzie Gleason was named Manager of the Outreach & Strategic Planning (OSP) section. Senior Planner Quinn Mulholland also joined the section. Two positions remain to be filled. The OSP is charged with community engagement efforts and implementing the tasks identified within Imagine Lexington 2045.

During January, the Office of Growth Management led or participated in:

Plans & Studies

- Reconnecting Lexington Downtown Area Master Plan – drafted a Request for Proposals for consultant services
- Blue Sky Area Master Plan – drafted and issued a Request for Proposals for consultant services
- Infrastructure Funding Plan – participated in meetings to discuss the upcoming infrastructure planning effort which is an implementation task from the Urban Growth Master Plan
- Climate Action Plan – participated in several meetings to advise the Comprehensive Climate Action Plan being developed for the Lexington Area MSA

Programs & Initiatives

- Complete Streets Design Manual – worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input
- STREEETS Task Force – participated in kick-off meeting of the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives within Lexington
- Asphalt Art Program – participated in several meetings to develop and advance a program within Lexington that will include demonstration projects, place-making, traffic calming and pedestrian safety improvements
- Reconnecting the Civic Commons – coordinated with Civic Lex to evaluate the needs and opportunities at various community sites in order to prioritize four locations for place-based demonstration projects with the goal of testing the efficacy of recent policy and regulatory reforms
- Reimagining Land Use & Zoning for Health Equity (Grant) - collaborated with Civic Lex to submit a grant application to the Robert Wood Johnson Foundation in support of proactive community engagement efforts centered around neighborhood-based health equity assessments
- Lexington Preservation & Growth Management Program – provided a background presentation on the Urban Service Area, Sustainable Growth Task Force, and Goal 4 Work Group at the request of the Urban County Council's General Government & Planning Committee. Provided the same presentation to the Planning Commission at their January Work Session

Education & Outreach

- Public Engagement Plan – Began developing a toolkit and strategic plan for community engagement efforts
- Community Meetings / Events –
 - South Hill neighborhood association meeting
 - Strong Towns meeting
 - Building Industry Association annual meeting
 - Senior Services Housing Committee meeting
 - Access Lexington Commission meeting

- Livable Streets Lexington meeting
- Youth Outreach – Coordinated with LFUCG’s Public Information & Engagement team to develop a Sustainability & Comprehensive Planning curriculum to be piloted in several 5th grade classrooms in the coming year
- Social Media / Website – Highlights include launching the Imagine Lexington Data Research Center website & sharing a article from the New York Times featuring Lexington’s recent parking reforms

Data & Trends Analysis

- Imagine Lexington Data Research Center – initial ‘soft’ launch of a new platform that will provide historical and ongoing data on development activity, permitting, demographic changes, market conditions, and sustainability metrics to better predict future needs and provide the community with real-time access to planning data to help inform decision-making.

ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Board of Adjustment

Transportation Planning / MPO Activity Report

The MPO outlines an annual scope of work for transportation planning activities in the [Unified Planning Work Program](#) which contains the following six work elements. Progress over the last month is reported by work element.

1.0 Transportation System Data & Monitoring

- Updated transportation-related GIS layers
- Continued collecting trip data on shared use paths
- Continued work on the Travel Demand Forecasting Model update
- Continued review the MPO area highway/roadway functional classifications to coordinate designations across FHWA, KYTC and LFUCG
- Working through tutorials in ArcGIS Pro.
- Presented to the TPC Update and discussion regarding latest information in regard to MPO/Transportation impacts from Trump Administration Executive Orders.
- Worked on data analysis for the Town Branch Trail TIGER Grant Reporting.

2.0 Identify & Prioritize Projects

- Attended one team meeting, Transportation Technical Focus Group meeting, and public input meeting for the Lexington Area MSA Comprehensive Climate Action Plan.
- Attended LFUCG Council STREEET safety task force meeting.
- Continued exploration of the use of StreetLight Data to identify congestion bottlenecks in MPO region.
- Met with LFUCG Traffic Engineering staff to discuss the potential usage of StreetLight Data to identify congestion bottlenecks/hotspots.
- Conducted meetings to review, score, and rank Project Applications for MPO Suballocated Funds. Prepared project prioritization recommendations to the TTCC and TPC.

3.0 Program & Project Implementation

- Attended 1 project team meeting for the Nicholasville Rd Transportation Feasibility Study, Traffic & Transit Analysis Study
- Attended a project team meeting for the KYTC 2nd & Short Conversion Study
- Continued work on Lexington Complete Streets Design Manual.

- Continued work with Love to Ride for crowd sourced bicycle infrastructure level of comfort ratings
- Continued work on Safe System Intersection evaluation and design alternatives
- Evaluated Shared Mobility Vehicle permits for compliance with the ordinance, managed current licensees and associated data, and completed daily enforcement activities regarding the rebalancing requirement
- Continued work with EQPW greenway management team on the Greenways Management Plan
- Met with LFUCG's Complete Streets Coordinator to discuss upcoming priorities and work in progress
- Presented to the TPC Resolution 2025-1, Amend the Lexington Area 2050 Metropolitan Transportation Plan (AMD #1). The project is located on Waller Avenue between Elizabeth Street and S Limestone/Nicholasville Rd (US 27). The TPC approved the Resolution 2025-1.
- Presented to the TPC Review and discussion regarding staff project award recommendations for MPO Suballocated Funds and draft Amendment 2 to the Lexington Area 2025-2028 Transportation Improvement Program.
- Held a Project Coordination Team meeting to track the progress of projects in the TIP
- Attended a US 27 N Broadway Study Scoping Meeting (Item# 7.464) with KYTC District 7.
- Met with PIE team for multi modal education and outreach event planning

4.0 Land Use & Transportation Impact

- Reviewed and submitted comments in Accela for bike/pedestrian circulation requirements associated with development plans
- Corresponded on development plans approved by the Planning Commission for compliance with conditional signoff requirements
- Responded to inquiries and conducted meetings with development groups to work through requirements for multi-modal compliance with the subdivision regulations
- Attended regular LFUCG Subdivision and Zoning Committee meetings
- Attended regular Zoning Staff Review meeting
- Attended LFUCG Technical Review meeting
- Attended LFUCG Board of Adjustment new case review meeting
- Began work on several bike/ped/transit updates.
- Participated in several discussions regarding Reimagining the Civic Commons project to identify potential project locations and selection criteria
- Participated in a meeting to discuss possible LFUCG development regulation changes required as a result of HB 443
- Investigating and reporting property values on adjacent parcels to Town Branch Commons Trail.

5.0 Participation & Outreach

- Started planning 2025 Streetfest 4th annual event
- Attended kick-off meeting of LFUCG Council-convened and interdepartmental STREEET taskforce
- Continued coordination with DES PIE team for social media outreach:
 - Announced BPAC Jan meeting
 - Shared District 7 construction update for Jessamine County
 - Promoted bike safety and shared helmet-wearing tips

- Shared KYTC's updates around winter travel
- Shared New Circle widening construction update for Fayette County
- Shared FCPS sidewalk winter maintenance update
- Shared Lextran's Snow Plan
- Shared winter weather travel tips
- Held conversations with peer communities and local stakeholders about asphalt art as a community engagement tool
- MPO website had 599 users and 5,539 views in January
- MPO Facebook had 3,666 followers, 5 posts, reached 437 users, and had 2 engagements in January
- LexBikeWalk Facebook had 4,756 followers, 5 posts, reached 1,221 users, and had 19 interactions in January
- LexBikeWalk Instagram had 951 followers, 2 posts, reached 593, and had 27 interactions in January

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC) and Transportation Policy Committee (TPC).
- Interviewed candidates for the Vision Zero Coordinator position
- Presented to the TPC an update regarding MPO staff changes
- Attended Lextran board meeting
- Attended Access Lexington meeting
- Attended Corridors Commission meeting
- Attended an AMPO Data & GIS Interest Group leadership kick-off meeting
- Attended a meeting of the BGADD Regional Transportation Committee
- Attended Paris Pike Corridors Commission meeting.
- Attended the quarterly LFUCG / Fayette County Public Schools coordination meeting
- Attended a meeting of the KY MPO Council.
- Attended KYTC Statewide Transportation Planning Meeting, including the MPO session via Microsoft Teams
- Met with the LFUCG division of finance to discuss local match requests for the MPO planning grant
- Met with the Executive Director and the President of the Association of MPOs to discuss impacts of President Trump's executive orders on MPO operations and project programming
- Coordinated with FTSB Director to oversee financial matters
- Conducted weekly MPO Staff meetings
- Met with incoming Councilmember Emma Curtis to review the transportation planning process and to discuss transportation concerns within district 8.
- Attended and presented to the Bluegrass Youth Sustainability Council, Green Career Spotlight

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will **NOT** be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

IX. **MEETING DATES FOR March 2025**

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	March 6, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	March 6, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	March 13, 2025
Work Session, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	March 20, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	March 26, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov't Center.....	March 27, 2025

TW/DC/RS-2/25/25

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