

AGENDA
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION AND ZONING ITEMS PUBLIC HEARING

March 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 January 16, 2025 and January 30, 2025 meetings 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, March 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Frank Penn, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Steve Parker, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Chris Chaney, Cheryl Gallt, Paula Schumacher; Shannon Ison and Embry Beatty, Division of Fire and Emergency Services; and Brittany Smith, 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) (3/27/25)* - 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, January 16, 2025, February 13, 2025, February 27, 2025, and March 13, 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. Discuss the removal of tree protection areas from previous plan.

- 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)

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

- 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** (3/27/25)* – 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
 - 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.

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

- 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.

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.
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.

2. **PLN-ZOTA-25-00001: MINISTERIAL REVIEW OF DEVELOPMENT PLANS** – an amendment to Articles 1, 6, 9, 11, 12, 15, 16, 18, 21, 23, and 28 to update the Development Plan review process, and create objective standards for plan review.

INITIATED BY: URBAN COUNTY COUNCIL

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 proposed text amendment makes the necessary change to existing Zoning Ordinance provisions to allow them to be administered ministerially, in line with the requirements of House Bill 443.

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

2. The proposed language provides for pathways for review and consideration by the Planning Commission in instances where a development plan cannot meet the objective criteria, or if the proposal would result in a threat to the public health, safety, or welfare.

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

1. **PFR 2025-1: FIRE STATION #10** – A request for a Public Facilities Review for a storage building for Fire Station No. 10, located at 1138 Finney Drive.

VII. STAFF ITEMS

LONG RANGE PLANNING ACTIVITY REPORT

Office of Growth Management (Long Range Planning / Outreach & Strategic Planning)

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

Plans & Studies

- Reconnecting Lexington Downtown Area Master Plan – issued Request for Proposals for consultant services. Began meeting with stakeholders.
- Blue Sky Area Master Plan – selected a consultant and drafted agreements with a notice to proceed anticipated by the end of March. Provided an overview and update to the Council GGP Committee.
- Infrastructure Funding Plan – participated in meetings on the infrastructure funding plan
- Climate Action Plan – participated in meetings to advise the Comprehensive Climate Action Plan being developed for the Lexington Area MSA. A [public survey](#) related to the work is available through April 30.

Programs & Initiatives

- Complete Streets – worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input. Met with the Complete Streets Advisory Committee to discuss status and priorities for implementing the [Complete Street Action Plan](#).
- STREETTS Task Force – participated in second meeting of the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives within Lexington. Participated in the Education and Engineering subcommittees of this group. You can follow the group's work and [share your ideas](#) through Engage Lexington.
- Asphalt Art Program – continued work to advance a program within Lexington that will include demonstration projects, place-making, traffic calming and pedestrian safety improvements
- Reimagining the Civic Commons – coordinated with Civic Lex to prioritize and select potential sites for interventions within Lexington.

Education & Outreach

- Lexington Preservation & Growth Management Program - Worked with LFUCG Council Office to create the project page on [Engage Lexington](#), to plan two public information meetings, and develop a [public input survey](#). The survey will be open through April 15.
- Youth Outreach –Attended a student expo, hosted by Civic Lex, at Lafayette Highschool where staff discussed general planning inquiries with 125 students. UK class?
- Social Media / Website – Created a [public facing database of Comprehensive Plan Implementation Tasks](#) and their implementation status.
- New Circle Road Safe Streets for All – met with KY Transportation Cabinet to review initial design concepts and to develop a public engagement plan.

Data & Trends Analysis

- Imagine Lexington Data Research Center – continued work to refine and expand the data platform.
- Zoning Atlas – Met with representatives of this national database of Zoning Codes to ensure LFUCG information is up to date within the platform.

ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Board of Adjustment

There were thirteen (13) applications on the agenda for consideration by the Board of Adjustment at their meeting on March 10, 2025. Four of these applications were for variances and nine were for conditional use permits.

Of the four variances, one of the applicants chose to withdraw their application, the Board voted to approve one of the applications and disapprove the remaining two applications.

One of the conditional use permits was for a place of religious assembly. Another conditional use permit was for a childcare center accessory to a place of religious assembly. Another conditional use permit was for a drive-through facilities for the sale of goods. The Board approved all three of these applications. The remaining six conditional use permits were for short term rentals. The Board approved three of these applications and disapproved the other three.

Transportation Planning / MPO Activity Report

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.
- Reached out to KYTC Staff for the National Performance Management Research Data Set (NPMRDS) Travel Time Reliability data to identify roadway congestion bottlenecks/hotspots.
- 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 for the Lexington Area MSA Comprehensive Climate Action Plan.
- Attended LFUCG Council STREEET safety task force meeting.
- Began to explore the use of NPMRDS Data to identify congestion bottlenecks in MPO region.

3.0 Program & Project Implementation

- Issued Modification 4 to the FY 2024-2028 TIP: Richmond Rd Safety Improvements and West Main & Buchanan Safety Improvements
- Attended 1 project team meeting for the Nicholasville Rd Transportation Feasibility Study, Traffic & Transit Analysis Study
- Attended a project team meeting for the KYTC study regarding the New Circle Road Safe Streets and Roads for All project design phase.
- Attended a project team meeting for the KYTC study regarding the Winchester Road major widening project design phase.
- Continued work on Lexington Complete Streets Design Manual.
- Attended an internal advisory committee meeting regarding implementation of LFUCG complete streets policy
- 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
- Developed and edited a design for the High St Road diet project
- Attended Vulnerable Road User field session and follow up assessment meeting.
- Participated in an NCHRP interview for complete streets implementation barriers.
- Participated in low-stress bike-lanes project discussion and design interventions.
- Developing a baseline measure for complete streets in Fayette County.
- Met with LFUCG's Complete Streets Coordinator to discuss upcoming priorities and work in progress

- Presented to the TTCC Recommendation to the Transportation Policy Committee (TPC) regarding proposed amendments to the Lexington Area Transportation Improvement Program for Fiscal Years 2025-2028. The TTCC approved the Recommendation.
- Presented to the TTCC Recommendation to the TPC regarding adoption of CY 2025 Regional Highway Safety Targets. The TTCC approved the Recommendation.
- Presented to the TTCC Recommendation to the TPC regarding MPO support of Lextran Transit Asset Condition Targets for CY 2025. The TTCC approved the Recommendation.
- Presented to the TPC Resolution 2025-2: Amend the Lexington Area Transportation Improvement Program for Fiscal Years 2025-2028. The TPC approved Resolution 2025-2.
- Presented to the TPC Resolution 2025-3: Adoption of Lexington Regional Highway Safety Targets for Calendar Year 2025. The TPC approved Resolution 2025-3.
- Presented to the TPC Resolution 2025-4: Approval of MPO Support of Lextran Transit Asset Condition Targets for CY 2025. The TPC approved Resolution 2025-4.
- Presented to the TPC Review and Discussion regarding the KYTC Strategic Highway Investment Formula for Tomorrow program (SHIFT) and the MPO role in the development of the 2026 State Highway Plan
- Presented to the TTCC an update regarding MPO Area Transportation Studies, including Complete Streets Design Standards for LFUCG, Nicholasville Road Transportation Feasibility Study, Traffic & Transit Analysis, US 27 North Broadway Study (KYTC), and 2nd and Short Streets Conversion Study (KYTC).
- 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 a division of planning ZOTA workgroup meeting
- Attended LFUCG Technical Review meeting
- Attended LFUCG Board of Adjustment new case review meeting
- Continued 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

5.0 Participation & Outreach

- Continued planning 2025 4th annual Streetfest including outreach and communication strategizing
- Attended monthly STREEET taskforce meeting
- Started planning for asphalt art community engagement project at Streetfest with Living Streets Lexington
- Discussion with Strategic Planning about street-centered tactical urbanism and placemaking projects as educational opportunities

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

- Supported Round I Reimagining the Civic Commons site scoring with project team
- Continued coordination with DES PIE team for social media outreach:
 - Announced BPAC February meeting
 - Shared District 7 construction update for Jessamine County
 - Announced public comment period about MTP 2050 Amendment
 - Shared KYTC D7's public open house on Mar 13
 - Shared KYTC's traveling through flooded areas safety tips
 - Shared railroad crossing safety public survey input opportunity from KYTC D7
 - Shared Lextran's Snow Plan
- MPO website had 508 users and 1,180 views in February
- 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), Transportation Technical Coordinating Committee and Transportation Policy Committee (TPC).
- Interviewed candidates for the Digital Content Administrator position
- Developed and submitted to KYTC, FHWA and FTA a draft Unified Planning Work Program for fiscal year 2026
- Presented to the TPC Review and Discussion regarding new required review processes by the Federal Highway Administration and US Department of Transportation for MPO and State DOT actions involving the Transportation Improvement Program, Unified Planning Work Program, Air Quality Conformity Determinations and Transportation Management Area Certification Reviews.
- Presented to the TTCC an update regarding MPO Staff changes.
- Attended Lextran board meeting
- Attended Via Creative meeting with Integrity Architects to establish bus shelter design.
- Attended Access Lexington meeting
- Attended Corridors Commission meeting
- Attended a meeting of the BGADD Regional Transportation Committee
- Coordinated with FTSB Director to oversee financial matters
- Conducted weekly MPO Staff meetings
- Met with incoming Councilmember Tyler Morton to review the transportation planning process and to discuss transportation concerns within district 1.
- Attended the following trainings and webcasts:

Introduction to AI and Ethics in County Planning

Mapping the Food Landscape: Using Healthy Food Walk Audits to Assess Local Food System

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.

IX. MEETING DATES FOR April 2025

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	April 3, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	April 3, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	April 10, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	April 17, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	April 23, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov't Center.....	April 24, 2025

TW/DC/RS-3/24/25

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