

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

May 22, 2025

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the March 13, 2025, March 27, 2025, and April 24, 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, May 1, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Schumacher; Embry Beatty, 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.*

- V. **ZONING ITEMS** - The Zoning Committee met on May 1, 2025, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, William Wilson, Molly Davis, Johnathon Davis, Robin Michler, and Bruce Nicol. Staff members present were Jim Duncan, Chris Taylor, Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, James Mills, and Bill Sheehy; as well as Tracy Jones, Department of Law.

A. **ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

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** (4/24/25)* – 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 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.

- b. **PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 & 3** (4/24/25)* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY

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

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 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. Correct plan title to match staff report.
7. Include Note 22 and all site statistics from previous plan dated November 5, 2024.
8. Remove date and correct typing in Commission Certification.
9. Depict all lines and symbology to be clearly reproducible in black and white.
10. Provide floodplain study in compliance with the stormwater manual to document the floodplain.
11. Denote proposed right-of-way dedication for Parkers Mill Road in cross-section CC.
12. Correct Note #21 to include Lots 5, 6, 22, & 23 per "calculated floodplain".
13. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS

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-25-00002: LOT COVERAGE IN THE B-3 CORRIDOR BUSINESS ZONE** – a text amendment to amend the 30% lot coverage requirement in the B-3 zone.

INITIATED BY: URBAN COUNTY PLANNING COMMISSION
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval of the Staff Alternative Text.**

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

1. The proposed text amendment allows for greater flexibility in meeting the requirements of the Corridor Business (B-3) zone, while remaining consistent with the intent of the zone.
2. The proposed text amendment provides for a minimum threshold of utilization that is in agreement with the following adopted goals, objectives, policies contained within *Imagine Lexington 2045 for the following reasons*:
 - a. Theme E, Goal#1, Objective d: Emphasize redevelopment of underutilized corridors
 - b. Theme E, Goal#1, Objective e: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.

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

OFFICE OF GROWTH MANAGEMENT (LONG RANGE PLANNING / OUTREACH & STRATEGIC PLANNING)

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

Plans & Studies

- Downtown Area Master Plan – Finalized project scope and initiated Council approval of the consultant agreement.
- Blue Sky Area Master Plan – Held project kick-off with consultant-led site tour of the industrial park. Met with Commerce Lexington to discuss the planning effort.
- Infrastructure Funding Plan – participated in several 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 was available through April 30.
- US 27 Traffic & Transit Feasibility Study – participated in project team meetings to receive updates on the study seeking to advance [Imagine Nicholasville Road](#) improvement concepts.

Programs, Projects & Initiatives

- [Complete Streets](#) – worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input. Continued work identified in the [Complete Street Action Plan](#)
- [STREETTS Task Force](#) – participated in the fourth meeting of the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives within Lexington Contributed to the work of the Education and Engineering subcommittees. You can follow the group's work and [share your ideas](#) through Engage Lexington
- Street 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 select demonstration sites
- [Lexington Preservation & Growth Management Program](#) – Worked with the LFUCG Council to draft a program framework to present to Council on May
- Park Equity Policy Incubator – participated in Session 4 “Levers for Funding & Land Use Policy”

Education & Outreach

- LP&GMP - Assisted Council with updating the LP&GMP project page on [Engage Lexington](#) and promoted the public survey that closed on April 30.
- Public & Youth Outreach Events – Participated in the following public events (# of one-on-one interactions): Reforest the Bluegrass (75), Bates Creek High School Civic Expo (75), Fayette County Public Schools district-wide Inspire Curiosity expo (550), Senior Center ADU workshops (35)
- Council/Neighborhood Outreach – Attended Pralltown Neighborhood Association meeting. Met with CM Morton & CM Brown to discuss neighborhood engagement strategies.

Data & Trends Analysis

- Imagine Lexington Data Research Center – continued work to refine and expand the data platform.

Staffing & Continuing Education

- Hosted a division-wide series of webinar sessions made available through the APA Virtual Conference

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 May 12, 2025. Four of these applications were for variances and nine were for conditional use permits.

Of the four variances, the Board voted to approve two of the applications and disapprove the remaining two applications.

One of the conditional use permits was for a school for academic instruction. The Board approved this application. Another conditional use permit was for a childcare center. The applicant requested to postpone this case to the June Board of Adjustment meeting. Another conditional use permit was for an outdoor live entertainment use and included a variance request. The applicant requested to postpone this case to the June Board of Adjustment meeting. The remaining seven conditional use permits were for short term rentals. One applicant requested to postpone their case to the June Board of Adjustment meeting. The Board approved the remaining six short term rental conditional use permit requests.

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
- Reviewed MPO staff proposed changes to the highway/roadway functional classification system with LFUCG divisions of engineering, traffic engineering and the planning services section.
- Reviewed and finalize highway/roadway functional classification assignment differences and propose reconciliation changes.
- Converting ArcGIS .mxds to ArcGIS Pro format
- Working with KYTC Staff on 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 STREET safety task force meeting.
- Attended 4 paving meetings to identify bicycle and pedestrian improvements.
- Exploring the use of the NPMRDS Data to identify congestion bottlenecks in MPO region.
- Coordinated with KYTC District 7 the identification of MPO staff project sponsorship recommendations for the Strategic Highway Investment Formula for Tomorrow program

3.0 Program & Project Implementation

- There were no Modifications/Amendments to the FY 2025-2028 TIP in April

- Coordinated with KYTC to select SHIFT projects for sponsorship
- Worked with LFUCG Traffic Engineering and KYTC D7 staff to develop, review and process the ITS-CMS FY 2026 Traffic System Improvement Funding Request Proposal
- Attended a project team meeting for KYTC Project 7-438: New Circle Rd widening from Woodhill to Trade Center
- Attended FHWA Kentucky Statewide Interagency Consultation Air Quality Group conference call
- Presented to the TTCC and TPC regarding MPO work priorities proposed for the FY 2026 Unified Planning Work Program (UPWP). The TPC adopted the UPWP Resolution 2025-5 on April 23rd.
- Presented to the TTCC and TPC regarding 2026 MPO Project Sponsorships for the KYTC Strategic Highway Investment Formula for Tomorrow (SHIFT) Program. The TPC approved the SHIFT Program Resolution 2025-6 on April 23rd
- Presented to the TPC Resolution 2025-7 regarding Submission of legislative proposals from the MPO Transportation Policy Committee in response to a request from the US House Transportation & Infrastructure Committee
- Discussed design alternatives with KYTC District 7 and their consultant regarding the New Circle Safe Streets and Roads for All project
- 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
- Presented on sustainable transportation at the Bluegrass Green Source Sustainability Summit
- 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
- 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
- Attended 4 Zoning Pre-App meetings
- Attended a kick-off meeting for the Blue Sky Small Area Plan.
- Continued work on several bike/ped/transit updates.
- Participated in several discussions regarding Reimagining the Civic Commons project to identify and prioritize potential projects
- Participated in a meeting to discuss possible LFUCG development regulation changes required as a result of HB 443.
- Participated in stakeholder and technical focus group meetings for the Lexington MSA Climate Pollution Reduction Grant effort.
- In coordination with the Planning Services section, discussed a public facility review for new / upgraded refueling facilities under design at the Bluegrass Airport.

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
- Supported Round I Re-imagining the Civic Commons site scoring with project team
- Interviewed by the LFUCG Public Information and Engagement team supporting the Community Environment Academy.
- 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
- Met with CivicLex for future engagement projects brainstorm.
- Met with LFUCG Public Information and Engagement team for social media handover and Bike Month social media campaign.
- MPO website had 429 users and 1,247 views in February
- MPO Facebook had 15 followers, 12 posts, reached 530 users, and had 17 engagements in April
- LexBikeWalk Facebook had 9 new followers, 14 posts, reached 2.3k users, and had 33 interactions in April
- LexBikeWalk Instagram had 15 new followers, 22 posts, reached 1,000 and had 130 interactions in April

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC), Transportation Technical Coordinating Committee (TTCC), and Transportation Policy Committee (TPC) meetings.
- Conducted interviews for the vacant MPO Principal Planner position.
- Attended Lextran board meeting
- Attended Access Lexington meeting
- Attended Corridors Commission meeting
- Attended a quarterly coordination meeting between LFUCG and the Fayette County Public Schools
- Coordinated with FTSB Director to oversee financial matters
- Conducted weekly MPO Staff meetings
- Attended FTSB board meeting. Met with the Jessamine County Judge Executive, Deputy Judge Executive and Mayor of Nicholasville to discuss Jessamine County transportation projects.
- MPO Director participated in an Board of Directors meeting for the Association of MPOs
- Attended Statewide Planning Meeting
- Attended an AMPO work group meeting regarding Performance Based Planning and Programming
- Met with Councilwoman Denise Gray and City Engineer Doug Burton to discuss sidewalks along Old Paris Rd.
- Met with Councilman James Brown, Councilman Hill Boone and the Mayor's Office to discuss the Hamburg Connector project.
- Introduced new MPO staff, Vision Zero Coordinator and Digital Content Administrator, to the TTCC and TPC Committees
- Attended staff debriefing meeting of APA National Planning Conference
- Attended the following trainings and webcasts:
 - APBP Webinar; Exploring NACTO's Updated Urban Bikeway Design Manual
 - Web Skills & Platforms for Planners
 - Reconnecting Communities: Inclusive Solutions to Overcome Transportation Barriers
 - Planning for Youth Engagement
 - Planning Floor Safety and Emergency Action Training
 - AMPO Webinar – Tuned-In: A National Dialogue
 - KY Complete Streets Leadership Academy In-person Workshop
 - LFUCG New Staff Training

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

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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 May and June 2025**

Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	May 29, 2025
Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	June 5, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	June 5, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	June 12, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	June 25, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center.....	June 26, 2025

TW/DC/RS-5/15/25

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