

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

June 26, 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 27, 2025, April 10, 2025, and May 22, 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, June 5, 2025 at 8:30 a.m. The meeting was attended by Commission members 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, Jeremy Young, Cheryl Gallt, James Mills, Paula Schumacher; Embry Beatty, Division of Fire and Emergency Services; and Will Razor, 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 June 5, 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, Johnathon Davis, Bruce Nicol. Staff members present were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, and Bill Sheehy; as well as Will Razor, 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. ANDERSON CAMPUS RENTAL PROPERTIES, LLC ZONING MAP AMENDMENT AND SOUTH BROADWAY PLACE AND LYNN GROVE ADDITION DEVELOPMENT PLAN

- a. **PLN-MAR-25-00007: ANDERSON CAMPUS RENTAL PROPERTIES, LLC** (8/3/25)* – a petition for a zone map amendment from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Residential (R-4) zone, for 0.431 net (0.498 gross) acres for properties located at 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue. The applicant is also requesting a variance to reduce the VUA perimeter buffer from 8' to 3' at the rear of 122 Simpson Avenue.

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 applicant is seeking to rezone the subject properties in order to expand an existing multi-family development located at 201 Simpson Avenue. The expansion plan would add an additional 220 units, bringing the total to 507 units for a total residential density of 40.53 units per acre.

The Zoning Committee Recommended: **Approval.**

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

1. The zone change application for the subject property necessitates a Parking Demand Mitigation Study in accordance with Article 16-14 of the Zoning Ordinance.
 2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Enhanced Neighborhood Place Type, and the Medium-Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - 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. D-CO4-2: Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
 - d. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
 - e. B-SU9-1: Green Stormwater Infrastructure (GSI) should be implemented in new development.
- b. **VARIANCE** – As part of their application, the petitioner is also seeking a dimensional variance to reduce the required landscape buffer between 122 Simpson Avenue and 1106 Fern Avenue from eight (8) feet to three (3) feet.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant has not provided sufficient justification to meet the requirements of Article 7 of the Zoning Ordinance or KRS 100.243. There do not appear to be special circumstances that are unique to the subject property that do not generally apply to other property in the vicinity or in the same zone that justify the need for the variance. The property is a large redevelopment site that does not feature any environmental constraints.
2. The applicant has not provided any information that demonstrates that meeting the 8-foot required landscape buffer would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. It appears that the requirement could be met by relocating three parking spaces.

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

- c. **PLN-MJDP-25-00026: SOUTH BROADWAY PLACE AND LYNN GROVE ADDITION** (8/3/25) * – located at 103-119 BURLEY AVENUE (odd only), 1104 FERN AVENUE, 1100-1109 PROSPECT AVENUE (odd only) and 101-201 SIMPSON AVENUE (odd only), LEXINGTON, KY

Council District: 10

Project Contact: Barrett Partners

Note: The purpose of this plan is to depict area of development of 220 multi-family dwelling units in support of the requested zone change from a Single Family Residential (R-1D) zone and Townhouse Residential (R-1T) to a Medium Density Residential (R-4) zone.

The Subdivision Committee Recommends: **Postponement.**

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

1. Provided the Urban County Council approves the zone change to R-4; 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 inventory map.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Remove gray shading.
8. Denote location of common open space per Article 20-6(a) of the Zoning Ordinance on Burley Avenue.
9. Addition of sidewalks to Burley Avenue.
10. Addition of exhibits to meet multi-family design standards.
11. Provided the Planning Commission approves a waiver for Articles 6-8(b) and 6-8(f) of the Land Subdivision Regulations.
12. Discuss removal of existing driveway for townhomes on Burley Avenue.
13. Discuss stormwater management plan, including proposed relocation of existing modified detention basin from previous plan.
14. Discuss Placebuilder criteria.

2. **RD PROPERTY GROUP, LLC ZONING MAP AMENDMENT AND PATCHEN WILKES, UNIT 2 DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00008: RD PROPERTY GROUP, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 gross) acres for property located at 1811 Winchester Road (a portion of). The applicant is also requesting a variance to increase the maximum VUA between a building and a street from 60' to 110'.

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 applicant is proposing the rezoning of a portion of the subject property to construct a mixed-use development that consists of a grocery store, a gas station, commercial outlots, as well as a multi-family residential component.

The grocery store is proposed to be a total of 127,000 square feet, and includes an attached pharmacy and liquor store, and a total of 492 parking spaces. The store is oriented towards an internal access drive that runs parallel to Winchester Road. A gas station is proposed along Charleston Drive, west of the proposed grocery. The proposal includes five outlots along Winchester Road, which will be accessed through internal access driveways.

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

The multi-family residential component consists of two multi-family residential buildings, with a total of 154 units. These buildings are proposed to be accessed from Thunderstick Drive, and feature 154 parking spaces. At this time, the Development Plan associated with the request does not show any development of the proposed outparcels along Winchester Road. This development will need to be detailed in order for the corresponding development plan to be approved.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should provide greater information regarding the choice in Place-Type and Zones.
 2. The applicant should provide greater information regarding the following Goals and Objectives of the Comprehensive Plan:
 - a. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density and mixture of housing types. (Theme A, Goal #1.b).
 - b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation (Theme A, Goal #3.b);
 - c. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form (Theme A, Goal #2.b).
 3. The applicant should include a discussion of the relevant Comprehensive Plan Policies.
 4. The applicant should address the following development criteria within the Placebuilder Element of the Comprehensive Plan
 - a. A-DN3-1: Pedestrian-oriented commercial opportunities and other services should be incorporated within residential neighborhoods;
 - b. A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
 - c. C-PS10-1: Flexible parking and shared parking arrangements should be utilized.
 - d. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
 - e. B-RE5-2: Floodplains should be incorporated into accessible greenspace, and additional protection should be provided to areas around them.
 - f. B-PR7-1: Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.
 - g. B-RE1-1: Developments should improve the tree canopy.
 - h. A-DS5-4: Development should provide a pedestrian-oriented and activated streetscapes;
 - i. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
 - j. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
 - k. A-DS3-1: Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.
 - l. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
- b. **VARIANCE** – As part of their application, the petitioner is also seeking a dimensional variance to increase the allowable width of Vehicular Use Area in front of the building from 60 feet to 110 feet.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement of the requested variance for the following reasons:

1. The applicant should provide further information regarding the special circumstances of the property that justify the need for the variance.
2. The applicant should provide greater information on as to how redesigning the site or its layout to meet the regulation is depriving the applicant of use of the property.
3. The applicant should provide greater information discussing the impact of the proposed variance on the pedestrian experience within the area.

c. **PLN-MJDP-25-00027: PATCHEN WILKES, UNIT 2** (8/3/25)* – located at 1811 WINCHESTER ROAD, LEXINGTON, KY

Council District: 6

Project Contact: EA Partners

Note: The purpose of this plan is to depict a 127,000 sq. ft. grocery store with parking, a gas station, and 154 multi-family dwelling units in support of the requested zone change from a Neighborhood Business (B-1) zone and Planned Neighborhood Residential (R-3) zone to a Highway Business (B-6P) zone and removing the conditional zoning from the remaining B-1 zoned area.

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

The Staff Recommends: **Postponement.** There are questions regarding the intended uses of the outlots and incomplete information per Article 21 of the Zoning Ordinance.

1. Provided the Urban County Council approves the zone change to B-6P and removes conditional zoning; 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. Add north arrow to vicinity map.
9. Add section line for cross-section E-E.
10. Provide Tree Inventory Map per Article 26 of the Zoning Ordinance.
11. Depict VUA (Vehicular Use Area) perimeter buffering per Article 18(a)(2) of the Zoning Ordinance.
12. Depict proposed development of Outlots #2-6 per Article 21 of the Zoning Ordinance.
13. Discuss lack of pedestrian connection between multi-family residential and grocery store.
14. Discuss orienting proposed grocery store to Charleston Drive instead of Winchester Road.
15. Discuss Placebuilder criteria.

3. **ON THE BLOCK, LLC ZONING MAP AMENDMENT AND ON THE BLOCK, LLC PROPERTY DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00009: ON THE BLOCK, LLC** (8/3/25)* – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone to for 0.0402 net (0.0993 gross) acres for the property located at 400 Chestnut Street. The applicant is also requesting a variance to reduce the required property perimeter landscaping from 15' 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 Neighborhood Business (B-1) zone in order to lease to prospective commercial tenants. The applicant intends to utilize the property for potential retail, restaurants, professional offices, restaurants, or personal service uses. No parking for the use will be provided on-site; although, on-street parking is available in the general vicinity.

The Zoning Committee Recommended: **Approval.**

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

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

1. The requested Neighborhood Business (B-1) 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 a commercial development with the potential for a neighborhood-serving business (Theme A, Goal 3.d).
 - c. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposed rezoning will allow the applicant to reuse an existing structure for a commercial use in scale with the surrounding context (Theme A, Design Policy #4).
 - b. The proposal will not have any on-site parking, prioritizing multi-modal connectivity (Theme A, Design Policy #7).
 - c. The proposal intends to prioritize multi-modal connections for the potential commercial user (Theme A, Design Policy #10).
 - d. The proposal seeks to add neighborhood-level commercial opportunities through re-zoning the property (Theme A, Design Policy #12).
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 re-establish a commercial use within a neighborhood context (A-DS10-1), which will provide a pedestrian-oriented commercial opportunity (A-DN3-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposal will provide safe multi-modal facilities (A-DS5-1) that incorporates dedicated connections to neighborhood anchors (C-PS10-1) promoting pedestrian, bike, and transit users to the property (A-DS1-2).
 - c. The request meets the criteria for Environmental Sustainability and Resiliency, as the applicant proposes to use native, low-impact landscaping (B-PR2-1), while not adding any impervious surface to the site (B-SU4-1).
 - d. The request meets the requirements for Site Design, as the proposed development will activate the streetscape by promoting a pedestrian-oriented site (A-DS5-4) with no on-site parking (C-PS10-2) that will enhance the public realm by activating the street corner (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposal maintains appropriate scale to the surrounding neighborhood (A-DS4-2) through the reuse of a viable existing structure (E-GR4-1) while creating a pedestrian-oriented atmosphere (A-DS5-3) through the activation of the street corner (D-PL2-1).
4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00028: ON THE BLOCK, LLC PROPERTY 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** – As part of their application, the petitioner is also seeking two variances to reduce the required perimeter buffer for a business zone adjacent to a residential zone from fifteen (15) feet to zero (0) feet.

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, as the site has always operated commercially.
2. Strict application of the Zoning Ordinance would adversely impact the applicant's ability to utilize the parcel, as the existing structure is built to commercial building code, not residential building code.
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-1 zone, otherwise the requested variances shall be null and void.
- b. The development shall be constructed in accordance with the approved 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 future plats for the subject property.

c. **PLN-MJDP-25-00028: ON THE BLOCK, LLC PROPERTY** (8/3/25)* – located at 400 CHESTNUT STREET, LEXINGTON, KY

Council District: 1

Project Contact: Mizu Engineering

Note: The purpose of this plan is to depict an existing structure and lot, in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Residential (B-1) zone.

The Subdivision Committee Recommends: **Approval.**

The Staff Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Greenspace planner's approval of the treatment of greenways and greenspace.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.
14. 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.
15. Denote written scale in addition to graphic scale.
16. Orient design scheme and vicinity map with north to the top of page.
17. Correct plan title to match staff report.
18. Depict contour lines at 2' intervals.
19. Depict all doors on existing structure.
20. Provided a variance is approved for zone-to-zone screening per Article 18 of the Zoning Ordinance.
21. Denote height of building in feet.
22. Provide Tree Inventory Map and Tree Protection Plan per Article 26 of the Zoning Ordinance.
23. Discuss Placebuilder criteria.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS – None at this time.

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

A. UPDATE FOR DOWNTOWN AREA MASTER PLAN – The staff will provide an update to the Commission about the Downtown Area Master Plan and related events.

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

VII. STAFF ITEMS

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

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

Plans & Studies

- [Reconnecting to Our Downtown: Lexington's Downtown Area Master Plan](#) – Held internal kick-off meeting with the consultants to discuss schedule and to begin public/stakeholder outreach planning.
- [Blue Sky Area Master Plan](#) – Held Project Team kick-off meeting, conducted site tour, and began public/stakeholder outreach planning.
- [Infrastructure Funding Plan](#) – participated in various meetings on the infrastructure funding plan related to the Urban Growth Master Plan.
- [Climate Action Plan](#) – participated in meetings to advise the Comprehensive Climate Action Plan being developed for the Lexington Area MSA.
- [US 27 Traffic & Transit Feasibility Study](#) – draft study findings will be presented at the [Transportation Policy Committee meeting at 1:30 pm on June 25](#). The study seeks 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](#). LFUCG Council adopted a formal [Vision Zero Policy](#) in May establishing a commitment to eliminate traffic-related fatalities and serious injuries.
- [STREETTS Task Force](#) – participated in 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.
- [Street Art Program](#) – continued work to advance community engagement through neighborhood street art projects that are focused on placemaking and creating safe and complete streets.
- [Reimagining the Civic Commons](#) – coordinated with Civic Lex to select demonstration sites.

Education & Outreach

- [Lexington Preservation & Growth Management Program](#) – Presented draft proposed process to the Urban County Council on May 8. Helped develop public survey on draft process. Participated in public meeting (50 attendees). The survey and draft proposal can be viewed on [Engage Lexington](#).
- [Youth Outreach](#) – Attended the 2nd Annual Civics Day to speak with FCPS students about their civic projects & presentations.
- [Council/Neighborhood Outreach](#) – Attend Council District 7 meeting & Green Acres Neighborhood Association meeting to answer questions about planning issues.

ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Board of Adjustment

There were fifteen (15) applications on the agenda for consideration by the Board of Adjustment at their meeting on June 9, 2025. Five of these applications were for variances and ten were for conditional use permits.

Of the five variances, the Board voted to approve four of the applications and the remaining application the applicant requested to postpone until the August 11, 2025 meeting.

One of the conditional use permits was for a pawn shop. The Board approved this application. Another conditional use permit was for a daycare. The Board approved this application. Another conditional use permit was for an outdoor live entertainment use. The Board disapproved this application. Another conditional use permit was for a place of religious assembly. The Board approved this application. The remaining six conditional use permit applications were for short term rentals. One applicant requested to postpone their application to the July 14, 2025 meeting. Of the remaining five applications, one was disapproved, another the Board came to a split vote (3-3) on a motion for disapproval, two were disapproved, and one was postponed.

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– MAY 2025

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

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 (SHIFT) program
- Discussed planning project application concepts for the open notice of funding opportunity (NOFO) for the Safe Streets and Roads for All program (SS4A) with the Lexington Mayor's Office and LFUCG staff

3.0 Program & Project Implementation

- Modifications/Amendments to the FY 2025-2028 TIP in May:
 - Modification 7 - Versailles Road Improvements- Design (Viley Rd to Oliver Lewis Way)
- Held a Project Coordination Team meeting to track the status of projects in the TIP.
- 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.
- Met with LFUCG's Complete Streets Coordinator to discuss upcoming priorities and work in progress
- Met with CivicLex for monthly Engagement tactics brainstorm
- Discussed design concepts and next steps for development regarding the Hamburg Connector project with representatives of UK, Kentucky American Water, and Cowgill Development

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 2 Zoning Pre-App meetings
- Attended 2 meetings to discuss Infrastructure funding plans for the new urban growth expansion areas
- 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 stakeholder and technical focus group meetings for the Lexington MSA Climate Pollution Reduction Grant effort.

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.
- MPO website had 477 users and 3,444 views in May
- MPO Facebook had 20 followers, 12 posts, reached 456 users, and had 115 engagements in May
- LexBikeWalk Facebook had 12 new followers, 17 posts, reached 1.9k users, and had 102 interactions in May
- LexBikeWalk Instagram had 72 new followers, 17 posts, reached 5.1k and had 803 interactions in May
- Met with Public Information and Engagement (PIE) team for multi modal education and outreach event planning
- Worked with PIE Team on High St. Pilot Project shoots for LBW, Traffic Engineering and Safe Streets
- Provided a presentation to the LFUCG Community Environmental Academy regarding the MPO and the transportation planning process
- Provided a presentation to the Bluegrass Chapter of the National Society of Professional Engineers regarding the 2050 Lexington Area Metropolitan Transportation Plan.

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC) and Congestion Management Air Quality (CMAQ) Work Group 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 a Board of Directors meeting for the Association of MPOs
- MPO Director participated in a meeting of the AMPO Board of Directors Audit Subcommittee
- Attended Statewide Planning Meeting
- Attended an AMPO work group meeting regarding Performance Based Planning and Programming
- Attended staff debriefing meeting of APA National Planning Conference
- Met with Louisville Vision Zero Coordinator and HSIP

- Attended KPTA meeting via TEAMS.
- Attended the following trainings and webcasts:
 - Envisioning Sprawl Repair: Lessons from the 2025 Student Planning and Design Competition
 - US EPA Grant Recipient Fraud Awareness Briefing
 - LFUCG New Staff Training
 - Bentonville on the move: Exploring Local Capacity for Cycling
 - Defensive Driving
 - Intro to Canva workshop
 - KY Safety Summit
 - Winchester Smart Growth America KY Complete Streets Leadership Academy Workshop

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 July 2025

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	July 3, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 3, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov’t Center.....	July 10, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 17, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov’t Center.....	July 24, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	July 30, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 31, 2025

TW/DC/RS-6/23/25