

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

July 24, 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 May 22, 2025 and June 26, 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, July 3, 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 Steve Parker, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Gallt, James Mills, Bill Sheehy; 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 July 3, 2025, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Robin Michler, Zach Davis, William Wilson, Johnathon Davis, Bruce Nicol, and Molly Davis. Staff members present were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, and Bill Sheehy.

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.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS – 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.

BOAR-25-1: OLIVIA ROCKAWAY– a petition for an appeal to the decision of the Board of Architectural Review to approve a certificate of appropriateness for property located at 115 Penmoken Park.

VII. STAFF ITEMS

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

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

Plans & Studies

- [Downtown Area Master Plan](#) – Continued public/stakeholder outreach planning, developed branding, created website where a [public survey](#) is now live.
- [Blue Sky Area Master Plan](#) – Began public/stakeholder outreach planning, existing conditions and market analysis.
- [Infrastructure Funding Plan](#) – participated in various meetings on the infrastructure funding plan related to the Urban Growth Master Plan.
- [US 27 Traffic & Transit Feasibility Study](#) – draft study findings were presented at the June 25 Transportation Policy Committee meeting ([view meeting recording](#)). The study seeks to advance [Imagine Nicholasville Road](#) improvement concepts.

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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](#).
- [Quick Builds & Pilot Projects](#) - Began working with the Mayor's Office and several LFUCG divisions to establish Quick Build and Pilot Project protocols. The [High Street](#) pilot project was launched in June. View a [short video](#) about the evolution of this community-based project.
- [STREEETS 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 where a [mapping platform](#) is now available. You do need to be registered to [Engage Lexington](#) to follow the links.
- [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. The first project will appear at Shropshire & Second Street which follows the community engagement during StreetFest (view a [short video](#) of this fun event and the street art demo project).
- [Reimagining the Civic Commons](#) – coordinated with Civic Lex to bring stakeholder engagement for the selected demonstration sites.
- [Lexington Preservation & Growth Management Program](#) – Concluded the second public survey to collect feedback on the draft proposal which can be viewed on [Engage Lexington](#) (requires registration).
- [General Engagement](#) – Presented an introduction to Planning & Planning Principles to the Senior Intern Program and Teachers Leadership Academy. The teachers use this information to enhance their curriculum with various topics of interest.

PLANNING SERVICES ACTIVITY REPORT

Board of Adjustment

There were seventeen (17) applications on the agenda for consideration by the Board of Adjustment at their meeting on July 14, 2025. Four of these applications were for variances and thirteen were for conditional use permits. Three of the seventeen applications included both variance and conditional use permit requests. Two of the conditional use permit applications were postponed.

Of the four variances, the Board voted to approve three of the applications and the remaining application was continued until August 11, 2025, meeting.

Of the cases with multiple requests, the Board approved one request for a variance and for a nightclub, the Board approved a request for a market garden and disapproved the applicant's variance request, and the Board approved a request for a short term rental and the applicant withdrew their variance request.

One of the conditional use permits was for a place of religious assembly. The Board approved this application. Another conditional use permit was for home based business in order to establish a personal training facility. The Board approved this application. Of the remaining conditional use permits, six were for short term rentals. The Board approved four of these applications and disapproved two.

Development Plan Certification

1. PLN-MJDP-24-00015: Terrace View Subdivision, Unit 2-B, Lot 2 - located at 1702 Parkers Mill Road
2. PLN-MJDP-24-00081: Lane Allen Park, Lots 2 & 3 - located at 1899 Parkers Mill Road
3. PLN-MJDP-24-00082: Lexmark International, Sec. 2, Lot 2 (amd) - located at 751 Freight Boulevard
4. PLN-MNDP-25-00002: Webb Properties, Unit 1, Blk A, Outlot 1 (amd) - located at 2304 Norman Lane
5. PLN-FRP-24-00041: DeLong Addition (Habitat for Humanity) (amd) - located at 228 E. Seventh Street
6. PLN-FRP-24-00043: Masterson Hills, Unit 1-P - located at 2918 Spurr Road
7. PLN-FRP-24-00044: Masterson Hills, Unit 1-Q - located at 2900 Spurr Road
8. PLN-FRP-25-00010: Southend Park, Section 2 (amd) - located at 501, 512, 525, & 539 DeRoode Street
9. PLN-MNSUB-23-00058: Turfland Mall, Outlots F & K (Chick-fil-a #1437) (amd) - located at 2035 Harrodsburg Road

10. PLN-MNSUB-25-00008: New Lexington Clinic PSC Property & LaBelle Subdivision, Lot 1 - located at 1215 S. Broadway
11. PLN-MNSUB-25-00019: Chevy Chase Subdivision - located at 905 Lakewood Drive
12. PLN-MNSUB-25-00020: Hamilton Park Subdivision, Lots 14-17 - located at 126 & 130 Hamilton Park

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– JUNE 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 2 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
- Attended Collateral Development panel with PIE Team and Procurement to choose new media consultancy group.
- Met with Councilmember Whitney Baxter and LFUCG divisions of engineering, traffic engineering and planning to discuss traffic and pedestrian safety concerns in the vicinity of Harrodsburg Rd and Old Higbee Mill Rd.

3.0 Program & Project Implementation

- There were no Modifications/Amendments to the FY 2025-2028 TIP in June
- Discussed design alternatives with KYTC District 7 and their consultant regarding the New Circle Safe Streets and Roads for All project
- Presented to TTCC Recommended Changes to the Highway Functional Classification System roadway assignments. The TTCC approved the Recommendation.
- Presented to TTCC Recommended MPO Support for Lextran Transit Safety Targets. The TTCC approved the Recommendation.
- Presented to TPC Resolution 2025-9, Approval of MPO Support for Lextran Transit Safety Targets. The TPC approved the MPO Support for Lextran Transit Safety Targets.
- Presented to TPC Resolution 2025-10, Approval of Recommended Changes to the Highway Functional Classification System. The TPC approved the Recommended Changes to the Highway Functional Classification roadway assignment adjustments/changes.
- Presented to TPC Discussion regarding the Nicholasville Rd (US 27) Transportation Feasibility Study, Traffic & Transit Analysis.
- 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

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- Presented on sustainable transportation at the Bluegrass Green Source Sustainability Summit
- Met with LFUCG's Complete Streets Coordinator to discuss upcoming priorities and work in progress
- Filmed High St. social media video with Traffic Engineering.
- Met with librarian at the Lexington Public Library for history of Lexington's LGBTQ walking tour video.
- Met with LovetoRide to discuss Cycle September strategies.
- Met with Fayette County State Legislators and Mayor Gorton to discuss future funding options for the Hamburg Connector project.
- Met with Lextran and LFUCG CAO office to discuss funding agreements for the Downtown Transit Circulator project.
- Met with Outreach and Strategic Planning to develop procedures for outreach and engagement for future Quick Build projects
- Met to discuss repaving pilot project program with the Mayor's office.
- Provided feedback for cost estimating the US 27 construction feasibility.
- Attended debrief session for Bike Month events and Streetfest.

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 1 Zoning Pre-App meeting
- 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 meetings between LFUCG staff and consultants to review initial drafts for the Regional Comprehensive Climate Pollution Reduction Plan as part of the Lexington MSA Climate Pollution Reduction Grant effort.
- Attended an LFUCG Complete Streets Advisory Committee meeting

5.0 Participation & Outreach

- Attended monthly STREEET taskforce meeting
- Attended STREEET Education/Engagement subgroup meeting
- Continued planning for asphalt art community engagement project at Streetfest with Living Streets Lexington
- Continued coordination with DES PIE team for social media outreach:
 - Announced BPAC June meeting
 - Shared District 7 construction update for Fayette & Jessamine Counties
- Met with CivicLex for future engagement projects brainstorm.
- MPO website had 348 users and 915 views in June
- MPO Facebook had 15 followers, 13 posts, reached 683 users, and had 60 engagements in June.
- LexBikeWalk Facebook had 9 new followers, 10 posts, reached 1.1k users, and had 132 interactions in June
- LexBikeWalk Instagram had 22 new followers, 6 posts, reached 4.1k and had 516 interactions in June.
- Met with Public Information and Engagement (PIE) team for multi modal education and outreach event planning
- Worked with LFUCG Public Information and Engagement Team on High St. Pilot Project shoots for LBW, Traffic Engineering and Safe Streets
- Staff presented on the functions of the MPO to public school teachers attending the Teacher's Environmental Academy.
- Met with LFUCG Public Information and Engagement Team to discuss driver safety campaigns.
- Submitted bike trail count data to UKLA program staff for Nation Landscape Architecture study grant.

6.0 Program Administration

- Prepared meeting packet and minutes for the Bicycle Pedestrian Advisory Committee (BPAC), Safety Work Group, Transportation Technical Coordinating Committee (TTCC) and Transportation Policy Committee (TPC) meetings.
- Presented to TPC Resolution 2025-8, Adoption of MPO Title VI Plan for Fiscal Year 2025 reporting period. The TPC adopted the MPO Title VI Plan.
- Completed budget submission for FY 2026 federal planning funds
- Attended Lextran board meeting
- Attended Access Lexington meeting
- Attended Corridors Commission meeting
- Attended a quarterly coordination meeting between LFUCG and the University of Kentucky
- Coordinated with FTSB Director to oversee financial matters
- Conducted weekly MPO Staff meetings
- Attended board meeting for the Federal Transportation Services of the Bluegrass (FTSB).
- MPO Director participated in a Board of Directors meeting for the Association of MPOs
- Met with Louisville Vision Zero Coordinator and HSIP
- Attended KPTA meeting via TEAMS.
- Staff moderated a webinar panel on innovative uses of travel demand models for the AMPO GIS & Data interest group.
- Attended the following trainings and webcasts:
 - LFUCG's Business Writing workshop
 - Multi-Modal Transportation Impact Studies
 - Utility Scale Renewable Energy
 - AI in Action: Practical Use Cases in County Planning

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 and August 2025

Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building	July 31, 2025
Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building	August 7, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building	August 7, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center.....	August 14, 2025
Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building	August 21, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building	August 27, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center.....	August 28, 2025

TW/DC/RS-7/18/25