

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

August 28, 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 July 10, 2024 and July 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, August 7, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, 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 Galt, James Mills, Paula Schumacher; Embry Beatty, Division of Fire and Emergency Services; Tracy Jones 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.*

- V. **ZONING ITEMS** - The Zoning Committee met on August 7, 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, William Wilson, Johnathon Davis, and Molly Davis. Staff members present were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Janes Mills, 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. WAR ADMIRAL PLACE, LLC ZONING MAP AMENDMENT AND SOUTH BROADWAY PLACE AND HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA DEVELOPMENT PLAN

- a. **PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC (8/31/25)*** – a petition for a zone map amendment from Commercial Center (B-6P) zone with conditional zoning restrictions to a Commercial Center (B-6P) zone with modified conditional zoning restrictions for 56.27 net (71.45 gross) acres for properties located at 2300-2350 Grey Lag Way; 2320 and 2344 Elkhorn Road; and 2200-2277 War Admiral Way.

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 remove conditional zoning restrictions in the existing B-6P zone that limit the property to a maximum of 532,000 sq. ft. of gross building area to allow for additional commercial construction on the undeveloped lots.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should provide greater information regarding unanticipated physical, social, or economic changes within the area which make the current conditions inappropriate.
- b. **PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)** (10/5/25) * – located at 2200, 2201, 2212, 2217, 2235, 2251, & 2277 WAR ADMIRAL WAY, 2200 & 2344 ELKHORN ROAD, and 2300, 2317, 2320, & 2350 GRAY LAG WAY, LEXINGTON, KY

Note: The purpose of this plan is to depict the removal of conditional zoning restriction limitation of 532,000 square feet of gross building area.

Requirements Not Met:

1. Depict interior landscape areas on Outlots 5 & 6. (Z.O. Art. 18-3(b)(4)(a)) (Planning)
2. Provide dumpster enclosure information and denote location for Lot 6. (Waste Management)
3. Label centerline of blueline stream present in the greenway. (Environmental Quality)
4. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental Quality)
5. Provide Tree Inventory Map and Tree Preservation Plan exhibit. (Urban Forester)
6. Ensure Outlot 6 will meet requirements of Z.O. Art. 18. (Landscape Examiner)
7. Addition of internal pedestrian walkways in compliance with Z.O. Art. 16-6(a)(3)(a)) (Bike/Ped).
8. See Accela notes provided by the Division of Engineering.

Waiver(s) Necessary: None at this time.

Design Considerations:

1. When placing fill on the current sanitary sewer line, be sure the new design criteria is followed for the correct pipe material to be used for the new depth and easement encroachment/pipe protection is followed. (Sanitary)

Plan Questions or Concerns:

1. Discuss changes in lot sizes and overall total acreage in site statistics from previous development plan. (Planning)

The Technical Committee Recommended: Approval, subject to the following conditions:

1. Provided the Urban County Council approves the removal of the conditional zoning restrictions; 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. Correct all noted deficiencies listed as "requirements not met" herein.

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-25-00006: MICRO-DISTILLERY IN THE DOWNTOWN BUSINESS (B-2) ZONE – a text amendment to modify the Downtown Business (B-2) zone to allow micro-distilleries.

INITIATED BY: New Era Whiskey and Spirits, LLC
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement.**

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

1. The proposed text amendment allows micro-distilleries as a principal use in the Downtown Business (B-2) zone with restrictions. Additional research and analysis are necessary regarding the appropriateness of these restrictions and how they align with the intent of the Downtown Business (B-2) zone.
2. Additional time is necessary to research best practices and other ordinances that regulate the proposed use as well as related definitions.

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 July, the Office of Growth Management led or participated in:

Plans & Studies

- [Downtown Area Master Plan](#) - The plan's [website](#) and [public survey](#) is live. The team collected in-person surveys at the downtown 4th of July event and a Castlewood Park event. Several project team meetings were held as well as briefings with the Mayor and several Council Members. Staff provided a project update at the [July 17 Planning Commission Work Session](#) (video).

- [Blue Sky Area Master Plan](#) – The plan's [website](#) is now live. Two project team meetings were held in July. The consultant presented existing condition findings and a market analysis at the [July 17 Planning Commission Work Session](#) (video). Staff discussed the project's outreach and engagement strategy at the [July 31 Planning Commission Work Session](#) (video).
- [Infrastructure Funding Plan](#) – participated in various meetings on the infrastructure funding plan related to the Urban Growth Master Plan.

Programs, Projects & Initiatives

- [Complete Streets](#) – worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input. Provided an update on Complete Street initiatives at the [July 31 Planning Commission Work Session](#) (video). Continued inter-departmental collaboration to implement the [Complete Street Action Plan](#).
- [Quick Builds & Pilot Projects](#) – Continued work with the Mayor's Office and several LFUCG divisions to establish Quick Build and Pilot Project protocols.
- [STREETTS Task Force](#) – participated in the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives, including the Education and Engineering subcommittees. 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](#) – Staff provided an update on Street Art at the [July 31 Planning Commission Work Session](#) (video). The initiative seeks to advance community engagement through neighborhood projects focused on placemaking and creating safe and complete streets. The first project will appear at Shropshire & Second Street which follows community engagement during StreetFest (view a [short video](#) of this fun event and the street art demo project).
- [Reimagining the Civic Commons](#) – the RCC program invited staff to an immersive visit to St. Paul, MN where city leaders across the U.S. shared strategies for sustained investment in underserved neighborhoods. The collaborative centered on aligning public, private and philanthropic partners behind a shared mission of connecting people, history, art, culture and community through reimagined public spaces.
- [Lexington Preservation & Growth Management Program](#) – Staff coordinated with Council Members on draft language to codify the LP&GMP. The draft will be presented at the General Government & Planning Committee on Sept 9, followed by a public forum hosted by the GGP on September 16. You can learn more and subscribe to updates on [Engage Lexington](#) (requires registration).
- [Zoning & Subdivision Regulation updates](#) – began work on Phase 2 updates to Article 18 for the Tree and Landscaping Management ZOTA.
- [Planning Newsletter](#) – distributed the [August Edition of Sounds like a Plan](#) newsletter. You can [Subscribe Here](#).

PLANNING SERVICES ACTIVITY REPORT

Board of Adjustment

There were thirteen (13) applications on the agenda for consideration by the Board of Adjustment at their meeting on August 11, 2025. Nine of these applications were for variances and four were for conditional use permits. One of the variance applications was postponed to the September 8, 2025, BOA meeting.

Of the remaining eight variances, the Board voted to approve five of the applications, to disapprove two of the applications, and one case had two requests with one being approved and another being disapproved.

One of the conditional use permits was for an accessory structure to a horse racetrack and training facility. The Board approved this application. The three remaining applications were for short term rentals, the Board approved two of these applications and disapproved one.

Development Plan Certification

1. **PLN-MNSUB-25-00033: Virginia Subdivision, Blk A (Lots 4,5 & 6) & Ashland Park Subdivision, Blk M Lot 7** - located at 1713, 1717, & 1721 Clays Spring Lane
2. **PLN-MNSUB-25-00032: Jeffrey & Virginia Hall Property** - located at 351 S. Yarnallton Pike
3. **PLN-MNSUB-25-00031: Boonesborough Manor Subdivision Unit 2, Lot 1, Tracts 1H & 1I** - located at 113 Competition Dr.

4. **PLN-MNSUB-25-00030: Meadowthorpe Community Business Center Unit 1, Lots 2 & 3** - located at 1393 W Main St.
5. **PLN-MNSUB-25-00029: Twelfth Street Addition** - located at 1114 & 1118 N Broadway
6. **PLN-MNSUB-25-00028: Southend Park, Section 2** - located at 530 De Roode St.
7. **PLN-MNSUB-25-00027: CMJ Properties and Shaw Living Trust** - located at 1833 Muir Station Rd
8. **PLN-MNSUB-25-00026: Marshall Property, Unit 2-G, Lots 292-297** - located at 409-429 Long Branch Lane (odd only)
9. **PLN-MNSUB-25-00025: Reserve at Walnut Grove** - located at 2632 Cayman Heights
10. **PLN-MNSUB-25-00024: Cooper Property (Cope, Mitchell, & Cooper Property) Unit 1, Lots 8 & 14, "Waldorf Way"**
11. **PLN-MNSUB-25-00023: Goodwin Acres Subdivision** - located at 3647 Winchester Road and 3638 & 3645 Windowpane Lane
12. **PLN-MNSUB-25-00022: The Maxwell (Lynhurst Subdivision)** - located at 210 E. Maxwell Street
13. **PLN-MNSUB-25-00017: Current Addition Property, Lots 31 & 38-40 (Oldham & Columbia Townhomes)** - located at 550, 556, 560, 568 Columbia Avenue
14. **PLN-FRP-25-00011: Kaplan Property** - located at 157 N. Broadway & 150 Saunier Street
15. **PLN-FRP-25-00007: Newtown Springs, Unit 2E (amd)** - located at 1280 Silver Springs Dr.
16. **PLN-FRP-25-00005: Jones Subdivision, Lots 7 & 8 (Glen Creek (Dove Creek) Unit 3B Sec 6)(amd)** - located at 1155 Jonestown Ln
17. **PLN-FRP-24-00022: Hamburg Place Community Development Phase II (West Wind Subdivision Unit 9)(amd)** - located at 2416 Flying Ebony Dr
18. **PLN-MNDP-25-00015: Hospitality Motor Inns, Inc (BP Inc & Dollar General) (amd)** - located at 2143 N. Broadway
19. **PLN-MNDP-25-00014: Patchen Woods (a portion of) (amd)** - located at 251 Chippendale Circle
20. **PLN-MNDP-25-00012: The Maxwell (Lynhurst Subdivision)** - located at 201 E. Maxwell and 247 & 251 Stone Avenue.
21. **PLN-MJDP-25-00028: On the Block, LLC Property** - located at 400 Chestnut St
22. **PLN-MJDP-25-00027: Patchen Wilkes, Unit 2** - located at 1811 Winchester Rd
23. **PLN-MJDP-25-00022: Shriners Hospital / Masonic Temple Assoc. of Lexington (amd)** - located at 3957 & 3973 Fountainblue Lane
24. **PLN-MJDP-25-00020: Hospitality Motor Inns, Inc. (BP Oil Inc)(amd)** - 2115 & 2143 N. Broadway
25. **PLN-MJDP-25-00015: Hamburg East, Tract 4 (The Springs at Polo Club)** - 1840 Little Herb Way
26. **PLN-MJDP-25-00012: Locust Hill Shopping Center (B-6P Area)(Jaggers)(amd)** - located at 3029 Richmond Road
27. **PLN-MJDP-25-00008: Shriners Hospital / Masonic Temple Assoc. of Lexington (amd)** - located at located at 3957 & 3973 Fountainblue Lane
28. **PLN-MJDP-24-00101: Current Addition, Lots 31,38,39,40 (Oldham & Columbia Townhomes)** - located at 550, 556, 560, & 568 Columba Avenue
29. **PLN-MJDP-24-00100: Hamburg East, Sec 1 Lot 2H (Firebirds Wood Fired Grill)(amd)** - located at 2400 Polo Club Blvd.
30. **PLN-MJDP-24-00095: Newtown Springs, Lot 4 (amd)** - located at 1425 Newtown Center Way
31. **PLN-MJDP-23-00064: Belmont Farm (Citation Centre)** - located at 2450 Georgetown Rd.

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– JUNE 2025

1.0 Transportation System Data & Monitoring

- Continued work on 2024 data from the National Performance Management Research Data Set (NPMRDS) to assess regional traffic congestion bottlenecks for an update to the federally required MPO congestion management process.
- Developed Complete Streets baseline data for evaluation
- Continued work on the update to the Lexington Area MPO Travel Demand Model, specifically distributing population data from the 2020 Census to each Traffic Analysis Zone (TAZ)

2.0 Identify & Prioritize Projects

- Conducted a Short and Second Street field evaluation to make recommendations for design considerations
- Continued work on the Lexington Safety Action Plan
- Attended paving meetings (4) and followed up with recommended striping changes
- Attended meetings (3) with micro mobility companies

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

3.0 Program & Project Implementation

- There were no Modifications/Amendments to the FY 2025-2028 TIP in July
- Reviewed, organized and filed the Intelligent Transportation Systems / Congestion Management System (ITS-CMS) Agreement documents
- Coordinated on the Quick Build Internal Procedure Guide – Education/Engagement Component
- Coordinated with Via Creative group on art sculpture bus shelter endeavors.
- Worked on roundabout design and development for intersections on the High Injury Network (HIN)
- Attended the following meetings:
 - Vision Zero Louisville Project Coordination Meeting with Highway Safety Improvement Program
 - Complete Streets
 - Legacy trail design process meeting with Kaya Payne
 - Met with KYTC District 7 to discuss sidewalk inclusion as part of the Newtown Pike widening
 - US 27 (Nicholasville Road) Corridor Study Project Management
 - US 27 (North Broadway) Planning Study Existing Conditions
 - 2nd and Short Project Team

4.0 Land Use & Transportation Impact

- Attended the following regular staff-level LFUCG Planning Services meetings, and completed required follow-up:
 - Subdivision and Zoning Committees
 - Zoning Staff Review meeting
 - Technical Review
 - Board of Adjustment Staff Review
 - Zoning Pre-Apps (2)
 - ZOTA Workgroup
- Attended the following Blue Sky Small Area Plan meetings:
 - Market Analysis
 - Existing Conditions Analysis

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Social Media Stats: July 1-31
 - LBW Facebook: 6.7k views , 127 interactions, 10 followers, 2k reach
 - LBW Instagram: 68k views, 965 interactions, 28 followers, 27k reach
 - MPO Facebook: 11k views, 93 interactions, 19 followers, 4.5k reach
 - MPO Website: 360 uses, 735 views
- Produced the following videos for social media:
 - R-Cuts (with Lexington Traffic Engineering)
 - Red Light Runners (with Lexington Police)
 - School Bus Safety (with Fayette County Public Schools (FCPS))
- Attended the following meetings to coordinate outreach initiatives:
 - Social media planning brainstorm
 - LoveToRide to discuss app sign ups
 - Cycle September
 - Glowride initial meeting
 - STREEET community champions and ambassadors meeting (LFUCG council taskforce)
 - Public Information & Engagement (PIE) Team for Driver Safety Campaign
 - Website Work Meeting
 - Engagement Tactics with Leighton Gerrington
 - Visit Lex around promoting bicycle tourism for locals and visitors
 - AMPO GIS & Data Interest Group prep call for Q3 webinar

6.0 Program Administration

- Conducted weekly MPO Staff meetings, including an in-person start of fiscal year staff meeting
- Coordinated with Federated Transportation Services of the Bluegrass (FTSB) director on financial matters
- Conducted oversight and enforcement of the Shared Mobility policy
- Attended ribbon cutting for 250 Lex Commemorative Planting at Old Courthouse (Corridors Commission)
- Attended a meeting with the First District Aide to discuss area traffic concerns
- Prepared meeting packet and minutes for the following regular MPO committees:
 - Congestion Management / Air Quality Workgroup (CMAQ) meeting.
- Attended the following internal LFUCG meetings:
 - Quickbuild project guidelines-initial meeting, and several other Quickbuild meetings
 - Paris Pike Corridors Commission
- Attended the following regular external meetings:
 - Lextran Board
 - FHWA Kentucky Statewide Interagency consultation (IAC) work group
 - KY Statewide Planning / MPO Planning
 - Fayette County Public Schools(FCPS) Quarterly Coordination meeting
- Staff attended the following training sessions and webcasts:
 - Small Steps, Real Results: Scaling up Vision Zero
 - AI in Action: Practical Use Cases in County Planning
 - Assistants for Planners: Consistency, Transparency and Trust
 - AASHTO Bike Guide Design Series Part 2 Design Principles of High Comfort Bikeways
- Staff participated in the following meetings of the Association of MPOs:
 - Board of Directors

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 SEPTEMBER 2025

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	September 4, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	September 4, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov’t Center.....	September 11, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	September 18, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	September 24, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov’t Center.....	September 25, 2025

TW/DC/RS-8/22/25