

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

September 25, 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 24, 2025 and August 28, 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, September 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Judy Worth, and Frank Penn. 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, 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 September 4, 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, Johnathon Davis, Molly Davis, Robin Michler, and Bill Wilson. Staff members present were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Janes Mills, Iris Dooling 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** (10/5/25)* – 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.

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

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.

2. **SCOTTY BAESLER ZONING MAP AMENDMENT AND CANEBRAKE SUBDIVISION, UNIT 1 DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00013: SCOTTY BAESLER** – a petition for a zone map amendment from Agricultural- Rural (A-R) zone to a Medium Density (R-4) zone and a Light Industrial (I-1) for 65.69 net (73.72 gross) acres for properties located at 200, 201, 250, 251, & 301 Canebroke Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

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The applicant is seeking to rezone the subject properties from the Agricultural Rural (A-R) zone to the Medium Density Residential (R-4) and Light Industrial zones in order to construct an industrial flex space development and a residential development with a variety of housing types, including single-family, duplexes and multi-family structures.

The Zoning Committee Recommended: **Postponement.**

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

1. The letter of justification does not include any substantive discussion of the Urban Growth Master Plan (UGMP) other than the land use element. The applicant should provide a discussion of the aspects of the Master Plan that are being met with this request.
2. The applicant should address the following Goals and Objectives of the Comprehensive Plan:
 - a. 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).
 - b. Improve traffic operation strategies, traffic calming, and safety for all users (Theme D, Objective 1.d).
 - c. Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles (Theme D, Objective 1.a).
 - d. Expand the network of accessible transportation options for residents and commuters, which may include the use of mass transit, bicycles, walkways, ride-sharing, greenways and other strategies (Theme D, Objective 1.b).
3. The letter of justification does not address any of the Policies of the Comprehensive Plan that are being met with this request.
4. The zone change application for the subject property necessitates a Parking Demand Mitigation Study in accordance with Article 16-14 of the Zoning Ordinance.
5. The applicant should provide further information regarding the following Development Criteria:
 - a. Regulating Plan Section 1.d: Where development is adjacent to agriculturally zoned land in the Rural Service Area, a buffer of a minimum of 100 feet, subject to the following (Regulating Plan Section 1.d):
 - i. The buffer depth should be measured parallel to the edge of the Rural Service Area.
 - ii. No principal or accessory building, parking, signage, or driveways should occupy the buffer.
 - iii. Stub-Streets, Shared-use paths and vegetated open space should be allowed in the buffer.
 - iv. A maximum length of a stub-street of 15 feet with the remaining length to the boundary of the Urban Service Area dedicated for future roadway construction.
 - v. If the buffer is used to meet open space requirements, it should remain open space unless its loss would not render the development nonconforming with regard to open space requirements.
 - b. Regulating Plan Section 3.a.4: No more than one non-alley curb cut should be placed along a given block face;

- c. Regulating Plan Section 3.f.1: Single-family and townhouse dwellings should not have vehicular access directly from or across an arterial, collector, boulevard, or shared-use path right-of-way, unless from an alley that is shared by multiple lots
- d. Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
- e. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, greenspaces, developments and complementary uses should be provided.
- f. A-DS11-1: Street layouts should provide clear, visible access to neighborhood focused open space and greenspaces.
- g. B-RE2-1: Lexington's green infrastructure network, including parks, trails, greenways, or natural areas should be highly visible and accessible.
- h. C-LI8-1: Development should enhance a well-connected and activated public realm.
- i. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
- j. A-DS3-1 Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.

b. PLN-MJDP-25-00050: CANEBRAKE SUBDIVISION, UNIT 1 (BAESLER PROPERTY) (12/2/25)* – located at 200, 201, 250, 251, & 301 CANEBRAKE DRIVE, LEXINGTON, KY.

Note: The purpose of this plan is to depict flex space and residential development in support of the requested zone changes from an Agricultural Rural (A-R) zone to a Light Industrial (I-1) zone and a Medium Density Residential (R-4) zone.

Requirements Not Met:

- 1. Depict direct pedestrian connection for all buildings to the street. (ZO Art 16-6(a)(3)) (Traffic Engineering)
- 2. Update Canebrake Drive cross-section as a typical boulevard section and include a protected bike lane. (UGMP pgs. 174 & 189) (Traffic & Planning)
- 3. Revise intersection of Canebrake Drive and new street to be a roundabout as indicated by the UGMP, p. 181. (Traffic & Planning)
- 4. All internal walkways shall comply with ZO Art. 16-6(c)(2). (Traffic)
- 5. Label the centerline of the blueline stream on property as indicated by the Kentucky Geologic Map website. (Environmental Services)
- 6. Denote: Structures built in areas of alluvial soils will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11)) (Environmental Services)
- 7. 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 Services)
- 8. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(a)(17)) (Planning & Engineering)
- 9. Provide a 15' landscape buffer between the I-1 zone and the adjacent B-5P zones. (ZO Art. 18-3) (Landscape)
- 10. Dimension access points, driveways, sidewalks, and parking spaces. (ZO Art. 21-6(a)(5)) (Planning)
- 11. Clarify residential unit count in site statistics box. (Planning)
- 12. Update R-4 zone requirements to reflect the different standards for the single-family and multi-family uses. (Planning)
- 13. Depict 100-foot Rural Service Area setback. (UGMP pg. 211) (Planning)
- 14. Depict group residential project yard requirements. (ZO Art. 9) (Planning)
- 15. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Planning & Engineering)
- 16. Depict vegetative buffer per ZO Art. 19-7(g) and add Vegetative Buffer Zone maintenance note per SWM 1.4.4. (Engineering)
- 17. Provide open space exhibit that is in compliance with ZO Art. 20. (Open Space)

Waiver(s) Necessary: None at this time.

Design Considerations: None at this time.

Plan Questions or Concerns:

- 1. Forward street name suggestions or Addressing Office will assign. (Addressing)

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2. Discuss street layout and alley system requirement within UGMP. (Planning)
3. Discuss street connectivity to adjoining tracts. (Planning)
4. Discuss proposed setbacks for single-family residential and duplex uses. (Planning)
5. Discuss extent of floodplain and the need for a flood study. (ZO Art. 19-7(g)) (Planning)
6. Discuss compliance with multi-family guidelines. (Planning)
7. Discuss timing of Note #12 concerning sidewalks and handicap spaces. (Engineering)
8. Discuss how the existing sanitary sewer system will be accessed by the proposed development as well as the availability and capacity for the area. (Engineering)
9. Discuss location of stormwater management areas and who will construct, own, and maintain them. (Engineering)
10. Discuss Placebuilder Criteria. (Planning)

The Subdivision Committee Recommended: **Postponement**. There are questions regarding compliance with the Urban Growth Master Plan.

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

1. Provided the Urban County Council approves the zone change to I-1 & 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. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct all noted deficiencies listed as "requirements not met" herein.

3. CS ACQUISITION VEHICLE, LLC ZONING MAP AMENDMENT AND LYNDBURST SUBDIVISION, BLOCK C (THE HUB ON EAST MAXWELL) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00014: CS ACQUISITION VEHICLE, LLC** – a petition for a zone map amendment from a Medium Density (R-4) zone to a Downtown Frame Business (B-2A) zone for 2.003 net (2.716 gross) acres for properties located at 251-273 Maxwell St (odd #s) 256-271 Kalmia Ave. (even #s).

COMPREHENSIVE PLAN AND PROPOSED USE

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The petitioner is proposing an 85-foot tall, residential development totaling 380,947 square feet in size. The building will accommodate 322 dwelling units, with a total of 983 beds, for a density of 158 dwelling units per acre. A total of 485 parking spaces are being provided on-site within internal garages that are accessed from Kalmia Avenue and Stone Avenue. Included within the structure is approximately 20,703 square feet of amenity areas.

The Zoning Committee Recommended: **Postponement**.

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

1. The applicant should provide information on how their proposal addresses the following Objectives of the Imagine Lexington 2045 Comprehensive Plan.
2. The applicant should address the following Policies of the 2045 Comprehensive Plan:
 - a. Design Policy #5: Provide pedestrian-friendly street patterns & walkable blocks to create inviting streetscapes.
 - b. Protection Policy #7: Protect the urban forest and significant tree canopies.
3. The zone change application for the subject properties, as proposed, does not completely address the development criteria for zone change within the Downtown Place Type, and the High Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the 2045 Comprehensive Plan:

- a. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix i. SP.2: Provide as many private, ground level entries to individual units as possible.
- ii. AD.2: Relate the overall height, size, and character of the development to that of adjacent structures and those of the immediate neighborhood. Sensitively scaled development reinforces pedestrian-oriented character and neighborhood appeal.
- iii. AD.3: Break up building mass with facade articulation on all sides by using varying roof shapes, exterior wall setback, material, color, building height, and landscaping.
- b. A-DS4-2: New construction should be at an appropriate scale to respect the context of neighboring structures; however, along major corridors, it should set the future context in accordance with other Imagine Lexington corridor policies and Placebuilder priorities.
- c. A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
- d. B-PR7-1: Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.
- e. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
- f. A-DS5-4: Development should provide a pedestrian-oriented and activated streetscapes.
- g. B-PR7-3 Developments should improve the tree canopy.
- h. E-GR5-1: Structures with demonstrated historic significance should be preserved or adapted.

b. PLN-MJDP-25-00051: LYNDHURST SUBDIVISION, BLOCK C (THE HUB ON EAST MAXWELL)
(11/2/25)* – located at 251-273 E. MAXWELL STREET (odd only) & 256-270 KALMIA AVENUE (even only), LEXINGTON, KY.

Note: The purpose of this plan is to depict a multi-family residential structure in support of the requested zone change from a Medium Density Residential (R-4) zone to a Downtown Frame Business (B-2A) zone.

Requirements Not Met:

- 1. Denote plat cabinet and slide of previous plat. (ZO Art. 21-6(a)(2)) (Planning)
- 2. Include soil type/location on Tree Inventory Map. (ZO Art. 26-4(b)) (Urban Forester)

Waiver(s) Necessary: None at this time.

Design Considerations:

- 1. Consider creating a larger plaza space on the corner of Rose and Maxwell to accommodate more pedestrians. (Traffic Engineering)
- 2. Continue Maxwell Street traffic calming bulb outs that were depicted on adjacent project (The Maxwell). (Traffic Engineering)
- 3. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

- 1. Discuss type and location (in proximity to Rose Street) of garage entry system. (Traffic Engineering)
- 2. Confirm use of on-site compactor. (Waste Management)
- 3. What is the proposal for stormwater management? (ZO 21-6(a)(9)) (Engineering)
- 4. Check existing and proposed layer management in CAD and cleanup plan. (DWQ Storm)
- 5. There is a known stormwater concern on Maxwell Street. Clarify where the final site storm sewer will tie into existing system. (DWQ Storm)
- 6. How will the existing sanitary sewer system be accessed for the proposed development? (Engineering)
- 7. A consolidation plat will be required prior to construction, if approved. (Planning)
- 8. Discuss Placebuilder Criteria. (Planning)

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

- 1. Provided the Urban County Council approves the zone change to B-2A; 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. Open Space Planner's approval of open space areas.

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6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. United States Postal Service Office's approval of kiosk locations or easement.
8. Correct all noted deficiencies listed as "requirements not met" herein.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS** – a text amendment to update the regulations defining manufactured housing in compliance with House Bill 160.

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 makes the necessary change to existing Zoning Ordinance provisions to align with the requirements of House Bill 160 related to manufactured housing units.

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

Plans & Studies

- [Downtown Area Master Plan](#) - The plan's [website](#) and [public survey](#) are live. Fox 56 interviewed staff and aired a segment on the plan. The team collected in-person surveys at several community events and hosted roundtable discussions to solicit feedback from stakeholders on topics including the food & beverage industry, transportation, places of worship, and real estate. Staff also met with and attended meetings to provide updates to the Black & Williams Center Advisory Board, Council Member Legris and the Tree Board.
- [Blue Sky Area Master Plan](#) – The plan's [website](#) is now live as well as the [public survey](#). Several project team meetings were held in August, as well as meetings with Council Members and the Advisory Committee. A barbeque has been scheduled for Monday, October 13, hosted by TSW and Yard & Co., inviting businesses and nearby residents to lunch and provide feedback on the SAP.
- [Infrastructure Funding Plan](#) – participated in various meetings on the infrastructure funding plan related to the Urban Growth Master Plan.
- [Climate Action Plan](#) – The plan is complete and [the website is live](#).

Programs, Projects & Initiatives

- [Complete Streets](#) – Worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input. 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 available. You do need to be registered to [Engage Lexington](#) to follow the links.
- [Street Art Program](#) – Continued work on this initiative 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](#) – Staff attended a neighborhood/stakeholder meeting for the Armstrong Mill RCC project.
- [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).

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- Zoning & Subdivision Regulation updates – Staff met with the Division of Environmental Services on Phase 2 updates to Article 18 for the Tree and Landscaping Management ZOTA. Staff began initial discussions about updating Article 19.
- Planning Newsletter – Distributed the [August Edition of Sounds like a Plan](#) newsletter to 1,144 recipients, 652 of whom opened it. You can [Subscribe Here](#).
- Neighborhood Voices – Staff coordinated with the Urban County Council to develop a pilot project which aims to uplift the voices of neighborhoods experiencing development pressure. Staff began outreach in Smithtown, the first neighborhood that will be highlighted, compiling background research, establishing contact with key neighborhood leaders, and tabling at Smithtown Day.
- Civic Expos – Staff participated in the Civic Expo hosted by Civic Lex at Fredrick Douglas High School.

PLANNING SERVICES ACTIVITY REPORT

Board of Adjustment

There were five (5) applications on the agenda for consideration by the Board of Adjustment at their meeting on September 8, 2025. Three of these applications were for variances and two were for conditional use permits.

The Board voted to approve 2 of the variance applications, and one application was approved for a lesser variance.

One of the conditional use permits was to establish a vehicle storage yard. The Board approved this application. The remaining application was for a short term rental. The Board disapproved the conditional use STR application.

Development Plan Certification

1. **PLN-MNSUB-25-00038**: Pleasant Ridge Subdivision, Lot 127
2. **PLN-MNSUB-25-00036**: Wickliffe Land Co. Subdivision (Lots 372 and portion of 371)
3. **PLN-MNSUB-25-00035**: Denton Farms, Unit 4E, Blk H, Sec 1, Lot 3 & Unit 4F, Blk H, Sec 2, Lot 34
4. **PLN-MNSUB-25-00034**: Leestown Industrial Park, Unit 1, Blk B, Lots 1A & 2
5. **PLN-FRP-25-00017**: Hougham Property - Lot 12 (amd)
6. **PLN-FRP-21-00018**: Cooper Property (Cope, Mitchell & Cooper Property) (Waldorf Way), Unit 2
7. **PLN-MNDP-25-00009**: Highwood Center Lot 2A (Walmart OGP Remodel) (amd)
8. **PLN-MJDP-25-00029**: Coleman Property (Newtown Pike Hampton Inn & Suites)(amd)
9. **PLN-MJDP-25-00026**: South Broadway Place and Lynn Grove Addition
10. **PLN-MJDP-25-00021**: Schroyer Property, Lots 3 & 4 (Palomar Place)(amd)
11. **PLN-MJDP-25-00019**: Leestown Industrial Park, Unit 1, Blk B, Lots 1A & 2
12. **PLN-MJDP-25-00007**: Cowgill Partners, LP Properties (Meadowcrest) (amd)
13. **PLN-MJDP-25-00002**: Givens Property (Outlot #6) (Wendy's) (amd)

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), with assistance from KYTC, to assess regional traffic congestion bottlenecks for an update to the federally required MPO congestion management process
- Prepared collision data for the downtown infill area for the Downtown Master Plan
- Pulled monthly crash data for Fayette and Jessamine County
- Developed Complete Streets baseline data for evaluation
- Discussed coordination of LAMPO model with KYTC & consultants
- Continued work on the update to the Lexington Area MPO Travel Demand Model, specifically completed distributing population data from the 2020 Census to each Traffic Analysis Zone (TAZ)

2.0 Identify & Prioritize Projects

- Continued work on the Lexington Safety Action Plan
- Attended (4) paving meetings and followed up with recommended striping changes
- Attended (3) meetings with micro mobility companies

- Attended internal LFUCG meeting regarding the KYTC 2nd & Short conversion study
- Attended project management meeting for KYTC US 27 feasibility study
- Attended meeting regarding UK Hospital traffic study
- Discussed MPO SHIFT priorities and other roadway projects with the Mayor's Office
- Discussed MPO SHIFT priorities with KYTC District 7
- Attended Lextran Board meeting and discussed the KYTC US 27 feasibility study

3.0 Program & Project Implementation

- There was one Modification to the FY 2025-2028 TIP in August
 - TIP Mod #9: Town Branch IV & V, Winchester Rd Transportation & Land Use Study
- Worked on roundabout design and development for intersections on the High Injury Network (HIN)
- Attended RCC meeting for Armstrong Mill project scope
- Attended review meeting for preferred design regarding KYTC project 7-462: New Circle Rd SS4A project
- Attended the following meetings:
 - STREEET Engineering meeting
 - STREEET Education/Engagement meeting
 - STREEET Safety Task Force
 - Met with KYTC to discuss Highway Safety Improvement Program (HSIP)

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 Quick Build Guide Review and Work Session
- Attended a brainstorming and coordination meeting on the Bike Ped Masterplan
- Attended a listening session and 2 check-in meetings for the Central KY comprehensive climate action plan
- Attended a Downtown Master Plan Roundtable discussion
- Attended a Downtown Master Plan: Complete Streets & Safety Discussion
- Attended a Complete Streets Work Group on Performance and Evaluation
- Attended a Complete Streets Design Manual meeting
- Attended the following Blue Sky Small Area Plan meetings:
 - Market Analysis
 - Existing Conditions Analysis
 - I-75 / KY 418 interchange discussion

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Social Media Stats: August 1-31
 - LBW Facebook: 13 new followers. 15 posts. Reached 3.1K users, and had 190 interactions
 - LBW Instagram: 45 new followers, 15 posts, reached 32K users, and had 1.8K interactions
 - MPO Facebook: 3 new followers, 15 posts, reached 1.1K users, and had 46 interactions
 - MPO Website: 403 uses, 947 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))

- Met with Claire Yates, Louisville Vision Zero Coordinator, to continue the Peer Exchange Work Plan between Vision Zero programs
- Attended the following meetings to coordinate outreach initiatives:
 - KYTC project 7-462: New Circle Rd SS4A project public engagement plan
 - LFUCG complete street / vision zero web presence strategy
 - Meeting with Visit Lex around promoting bicycle tourism for locals and visitors
 - Love to Ride Cycle September
 - Glow Ride meeting

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, including a meeting with Populus to discuss digital enforcement
- Conducted interviews for 2 vacant senior planner positions
- Provided MPO TPC orientation for newly appointed TPC member Councilmember Shayla Lynch
- Prepared meeting packet and minutes for the following regular MPO committees:
 - Bicycle-Pedestrian Advisory Committee (BPAC)
 - Congestion Management / Air Quality Workgroup (CMAQ)
 - Safety Work Group
 - Transportation Technical Coordinating Committee (TTCC)
- Attended the following regular external meetings:
 - Lextran Board
 - Wilmore Bicycle and Pedestrian Advisory Committee
 - Madison County Trails Commission
- Staff attended the following training sessions and webcasts:
 - KPTA Conference
 - LFUCG Management Orientation
 - KY APA Spring Conference (MPO Staff provided 2 presentations)
 - 'Pitfalls, Perils and Benefits of Adopting a Vision Zero Plan?'
 - 'Can Two Wrongs Make a Right?' (with OSP and Traffic Engineering)
 - New Tools for Evaluating Fiscal Impact of Housing in New Hampshire (webinar)
 - Tackling Flood Risks with Data-Driven Approaches (webinar)
 - AMPO tuned-in (webinar)
 - Street Fight , Handbook for Urban Revolution (webinar)
 - Biidaasige Park, Connecting Nature and the City (webinar)
 - Safety vs Safety: Understanding and Overcoming Conflicts between Street Safety and Fire and Emergency Response (webinar)
- Staff participated in the following meetings of the Association of MPOs:
 - Bylaws subcommittee (2)

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 OCTOBER 2025

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	October 2, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	October 2, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	October 9, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	October 16, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center.....	October 23, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	October 29, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	October 30, 2025

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

TW/DC/RS-9/22/25