

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

October 23, 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 September 25, 2025 minutes 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, October 2, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, 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 Daniel Crum, Chris Chaney, Cheryl Gallt, Paula Owens; 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 October 2, 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, and William Wilson. Staff members present were 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. **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** (10/23/25)* – 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)** (10/23/25) * – 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)

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

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.

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

- a. **PLN-MAR-25-00013: SCOTTY BAESLER** (11/2/25)*– 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 Canebrake Drive.

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 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, ridesharing, 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.

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- 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, green spaces, developments and complementary uses should be provided.
- f. A-DS11-1: Street layouts should provide clear, visible access to neighborhood focused open space and green spaces.
- 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) (11/2/25)* – 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)

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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)
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. **BALL HOMES, INC. MAP AMENDMENT REQUEST AND SHUCK AND TUCKER DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00015: BALL HOMES, INC.** (12/1/25)* – a petition for a zone map amendment from Agricultural-Rural (A-R) zone to an Expansion Area Residential (EAR-2) zone for 12.35 net (12.54 gross) acres for property located at 451 Chilesburg Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The petitioner is proposing 57 townhomes north of the creek with the remaining 10 units to the south. Access to the southern units will be directly from Chilesburg Road and access to the northern units will be via Tuckers Crossing Way or Andover Creek Lane. The applicant's proposal results in a total residential density of approximately 5.4 dwelling units per net acre.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant should provide information addressing the Community Design Element of the 1996 Expansion Area Master Plan.
2. The applicant should provide information on how their proposal addresses the following Goals and Objectives of the Imagine Lexington 2045 Comprehensive Plan:
 - a. Theme B, Goal #2.a : Prioritize multi-modal options that deemphasize single-occupancy vehicle dependence.
 - b. Theme D, Goal #1.a: Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
 - c. Theme D, Objective 1.b: Expand the network of accessible transportation options for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways and other strategies.
 - d. Theme D, Objective 1.d: Improve traffic operation strategies, traffic calming, and safety for all users.
 - e. Theme D, Objective 1.f: Enhance transportation options that are affordable, equitable, and responsive to the needs of residents and that support their preferred or necessary mode of transportation, with an emphasis on sidewalk improvements and connectivity.
3. 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. Design Policy #9: Provide neighborhood-focused open spaces or parks within walking distance of residential uses.
4. The zone change application for the subject property, as proposed, does not completely address the development criteria for zone change within the Enhanced Neighborhood Place Type, and the Low-Density Residential Development Type. The following criteria require further discussion by the applicant to address compliance with the 2045 Comprehensive Plan:
 - a. C-LI7-1: Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment.
 - b. E-ST8-2: Development should provide community-oriented places and services.
 - c. E-GR3-1: Development should meet recreational needs by following the recommendations of the Parks Master Plan.
 - d. A-DS4-1: A plan for a connected multi-modal network to adjacent neighborhoods, green spaces, developments and complementary uses should be provided.
 - e. D-CO2-1: Development should create and/or expand a connected multimodal transportation network that satisfies all users' needs.
 - f. D-CO4-2: Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
 - g. B-PR2-2: Development should include regularly spaced access with an adequate width to the greenway network and conservation areas.
 - h. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
 - i. B-RE5-2: Floodplains should be incorporated into accessible green space, and additional protection should be provided to areas around them.
 - j. C-LI8-1: Development should enhance a well-connected and activated public realm.
 - k. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.

b. PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY (12/1/25)* – located at 451 CHILESBURO ROAD, LEXINGTON, KY

Note: The purpose of this plan is to depict 67 attached single family residential units (townhouses) in support of the requested zone change from an Agricultural Rural (A-R) zone to an Expansion Area Residential (EAR-2) zone.

Requirements Not Met:

1. 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. (Z.O. Art. 21(b)(1)) (Building Inspection)
2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
3. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey 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)
4. Denote: No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
5. Addition of sidewalks along access easement to Chilesburg Road. (Traffic & Planning)
6. Denote HOA parcel(s) and location(s). (Addressing)
7. Denote all existing easements. (ZO Art. 21-6(a)(10) & (LSR 5-4(d)(4)) (Engineering)
8. Depict Special Design Area and reference ZO Art. 23A-2(t). (Planning & Engineering)
9. Depict regulatory flood elevation. (ZO Art. 19-7(g)) (Engineering)
10. Depict Vegetative Buffer. (ZO Art. 19-7(g) & SWM)) (Engineering)
11. All Sidewalks must be dimensioned at 5 feet or 7 feet where appropriate. (ZO Art. 21-6(a)(5) (Bike/Ped)
12. Provide open space exhibit the complies with ZO Art. 23A-6(k)(2). (OpenSpace)
13. Include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
14. Tree inventory map must include RLA stamp/ISA Certified Arborist name and certification number. (Sec. 26-4(b)) (Urban Forester)
15. Denote purpose of plan. (Planning)
16. Denote written scale. (ZO Art. 21-6(a)(1)) (Planning)
17. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
18. Denote record plat information. (ZO Art. 21-6(a)(2)) (Planning)
19. Dimension walkways, drive aisles, and parking. (ZO Art. 21-6(a)(5)) (Planning)
20. Denote proposed dwelling unit density. (Art. 23A-6(k)(2)) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Confirm use of dumpster on site. (Waste)
2. See Accela notes provided by the Division of Engineering.
3. See Accela notes regarding shared use path provided by the Bicycle/Pedestrian Planner.
4. Kentucky Utilities requests utility easement along front of properties and along Ridgeview Way.

Plan Questions or Concerns:

1. Discuss possibility of cross-access. (Traffic)
2. Plan will require at least two street names. Send suggestions or Addressing will assign. (Addressing)
3. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to EAR-2; 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.

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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. Correct all noted deficiencies listed as "requirements not met" herein.

4. **WYNNDALE DEVELOPMENT, LLC MAP AMENDMENT REQUEST AND MILLER PROPERTY DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00016: WYNNDALE DEVELOPMENT, LLC** (12/1/25)* – a petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Community Center (CC) zone for 2.30 net (2.75 gross) acres and a Medium Density Residential (R-4) zone for 7.73 net and gross acres for a property located at 2575 Winchester Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The petitioner is proposing a mixed-use development with both residential and commercial uses. The residential component consists of three structures containing 219 units for a residential density of roughly 21 units per acre. The residential structures are shown as three and four stories and contain a courtyard, pool and 5,000 square feet of amenity space. The commercial portion of the proposal shows a 5,150 square-foot, 1-story structure in the area nearest to Winchester Road. The applicant's proposed zones bisect the site, with the Community Center (CC) zone located closest to Winchester Road, and Medium Density Residential (R-4) to the rear.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Postponement for the following reasons:

1. The applicant should provide information on how their request for the R-4 zone addresses the following Goals and Objectives of the Imagine Lexington 2045 Comprehensive Plan.
 - a. Theme B, Goal #2.d- Prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence.
 - b. Theme C, Goal #1.a - Strengthen efforts to develop a variety of job opportunities that support a living wage and lead to prosperity for all.
 - c. Theme C, Goal #2.f - Encourage land development that attracts, expands, and retains jobs in employment sectors that provide upward mobility and prosperity for all and prioritizes identifying land opportunities for job creation and housing needs.
 - d. Theme D, Goal #1.a - Implement the Complete Streets policy, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit and other vehicles.
 - e. Theme D, Goal #1.b - 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.
 - f. Theme D, Goal #1.d - Improve traffic operation strategies, traffic calming, and safety for all users.
 - g. Theme D, Goal #1.f - Enhance transportation options that are affordable, equitable, and responsive to the needs of residents and that support their preferred or necessary mode of transportation, with an emphasis on sidewalk improvements and connectivity.
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. Design Policy #1: Utilize a people-first design, ensuring that roadways are moving people efficiently & providing equitable pedestrian infrastructure.

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- c. Design Policy #3: Multi-family residential developments should comply with the Multi-Family Design Standards in Appendix A.
 - d. Design Policy #6: Adhere to the recommendations of the Lexington area MPO bike/ Pedestrian Master Plan, adopted in 2018.
 - e. Design Policy #7: Design car parking lots and vehicular use areas to enhance walkability and bikability.
3. The zone change application for the subject property, as proposed, does not completely address the development criteria for zone change within the New Complete Neighborhood, and the Medium Density Non-Residential Mixed-use Development Type. The following criteria require further discussion by the applicant to address compliance with the 2045 Comprehensive Plan:
- a. A-DS4-1: A plan for a multi-modal network to adjacent neighborhoods, green spaces, developments, and complementary uses should be provided.
 - b. A-DS5-1: Safe multi-modal facilities should be provided to ensure vehicular separation from bicycles, pedestrians and other modes of transport.
 - c. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - d. A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
 - 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-PR2-2: Development should include regularly spaced access with an adequate width to the greenway network and conservation areas.
 - h. A-DS7-1: Parking should be oriented to the interior or rear of the property for non-residential or multi-family developments.
 - i. C-LI8-1: Development should enhance a well-connected and activated public realm.
 - j. A-DS3-1: Multi-family residential developments should comply with the Multi-family Design Standards in Appendix 1.
 - k. A-DS5-3: Building orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - l. E-GR5-1: Structures with demonstrated historic significance should be preserved or adapted.
 - m. 3G-ii: Minimum bicycle parking. In addition to the current minimum bike parking requirements, at least one bicycle parking space per 1,000 square feet of floor area should be provided for principal uses,
 - n. 3E.ii: Inter-parcel access. Lots with 10 or more parking spaces should provide at least one vehicular access connection to each abutting lot. Alleys may be used to satisfy this standard.
 - o. 5A: Active Depths: Buildings in village or town centers, or along boulevards, avenues, and collector streets, should provide active depths.
- b. **PLN-MJDP-25-00057: MILLER PROPERTY** (12/1/25)* – located at 2575 WINCHESTER ROAD, LEXINGTON, KY

Note: The purpose of this plan is to depict a commercial structure and a multi-family residential complex in support of the requested zone change from a Single Family Residential (R-1A) zone to a Community Center (CC) zone and a Medium Density (R-4) zone.

Requirements Not Met:

- 1. 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. (Z.O. Art. 21(b)(1)) (Building Inspection)
- 2. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission. (ZO Art. 21-6(b)(2)) (Planning)
- 3. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey 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)
- 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. (LSR Art. 6-11) (Environmental)

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

5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Planning, Engineering, & Kentucky Utilities)
6. Internal sidewalk must connect to the rear of building. (ZO Art. 16-6(a)(2)) (Traffic)
7. Access easement must depict sidewalks from Hume Road onto site and cross drive aisle. (ZO Art. 16-6(a)(3)) (Traffic)
8. Dimension all walkways, driveways, and parking areas. (ZO Art. 21-6(a)(10)) (Planning & Traffic)
9. Addition of stop bars at conflict points. (Traffic)
10. Label recreation area in parking area. (Traffic)
11. Depict floodplain/greenway on adjacent property. (Engineering)
12. Depict regulatory floodplain elevation and/or flood protection elevation. (ZO Art. 19-7(g)) (Engineering)
13. Depict 25-foot building setback from floodplain. (SWM & ZO Art. 19-7(g)) (Engineering)
14. Depict vegetative buffer from stream on adjacent parcel. If it extends into this parcel, add required note from SWM 1.4.4. (Engineering)
15. Denote no parking on street cross-section A-A. (Fire)
16. Depict bicycle parking and storage that complies with ZO Art. 16-12(a) & (b). (Bike/Ped)
17. Dimension sidewalks at 5 feet and 7 feet at appropriate locations. (ZO Art. 16-6(9)(3) (Bike/Ped)
18. Depict pedestrian connections to western road reservation and an ADA compliant access to dog park. (Bike/Ped)
19. Depict group residential exterior project boundaries. (ZO Art. 9-6(c)(2) (Planning)
20. Provide open space exhibit that corresponds to those specified in site statistics and complies with ZO Art. 23A-9(k)(1). (Open Space & Planning)
21. Tree Inventory Map must include RLA stamp/ISA Certified Arborist name and certification number. (ZO Art. 26-4(b)) (Urban Forster)
22. Depict future avenue roadway required by UGMP. (Planning)
23. Depict all entrances to structures. (Planning)
24. Denote commercial and residential floor area for CC zone in site statistics box. (Planning)
25. Denote dwelling unit density by zone in site statistics box. (Planning)
26. Remove Note #10. (Planning)
27. Correct Floor Area Ratio in site statistics table. (Planning)
28. Denote all required notes for preliminary plans. (ZO Art. 21-6(b)) (Planning)
29. List VUA interior tree canopy required and provided per Article 18 of the Zoning Ordinance. (Landscape)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela notes provided by the Division of Engineering.
2. Clarify who is responsible for building the access easement on Kentucky Utilities property. (Traffic)
3. Consider speed tables or chokers along the southern and northern drive aisles. (Traffic)
4. Clarify if dumpsters will be used on final development plan. (Waste)
5. Due to the number of proposed structures, this plan will require the entrance drive from Winchester Road to be named. Submit a name suggestion, or one will be assigned. (Addressing)
6. Propose a connection from northeast side of property to proposed greenway. (Bike/Ped)
7. The only sanitary sewer is a force main. (Water Quality-Sanitary)
8. Kentucky Utilities requests utility easement along front of properties and along Winchester Road. (Planning)
9. UGMP avenue location on subject property and connectivity. (Planning)
10. KYTC Winchester Road planned improvements. (Planning)

Plan Questions or Concerns:

1. Discuss large radius between open space and courtyard building. (Traffic)
2. Discuss preliminary stormwater report for Expansion Area 2. (A14) (Engineering)
3. Discuss who will own and maintain stormwater management areas. (Engineering)
4. Discuss if a construction easement will be required. (Engineering)
5. Clarify "typical parking lot dimensions" notation. (Planning)
6. Discuss multi-family design standards. (Planning)
7. Discuss CC zone maximum single use building size. (Planning)

8. Discuss parking areas between buildings and the public streets (existing and proposed). (Planning)
9. Discuss pedestrian connectivity to amenity areas and rear building. (Planning)
10. Discuss vehicular connection to adjoining lots. (Planning)
11. Discuss required bicycle parking. ((Planning & Bike/Ped)
12. Discuss active depth standards from UGMP. (Planning)
13. Discuss compliance with the UGMP. (Planning)
14. Discuss compliance with the EAMP. (Planning)
15. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with the Expansion Area Master Plan (EAMP) and Urban Growth Master Plan (UGMP).

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

1. Provided the Urban County Council approves the zone change to CC and 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. Correct all noted deficiencies listed as "requirements not met" herein.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-25-00016: AMENDMENT TO THE INDUSTRIAL REDEVELOPMENT PLANNED UNIT DEVELOPMENT (PUD-3) ZONE TO ADD SHORT-TERM RENTALS** (3/2/2026)* – a text amendment to allow short-term rentals in the PUD-3 zone.

INITIATED BY: Turner Property 4, LLC

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 results in consistency in how short-term rental (STR) uses are regulated across the urban zones.
2. The proposed text amendment provides enforceable limitations on hosted and un-hosted short-term rentals in order to prevent adverse impacts on the health, safety, and welfare of the local community and visitors to the Urban County.

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

- A. ADOPTION OF 2026 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2026" at this time. Once adopted, the staff will distribute copies of the 2026 schedule for use by the Commission and the general public.

VII. STAFF ITEMS

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

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

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

Plans & Studies

- Downtown Area Master Plan - The plan's website and public survey are live. The team collected in-person surveys at the Roots & Heritage Festival and Phoenix Park grand opening. Staff attended several meetings to provide updates to Fayette County Neighborhood Council, William Wells Brown and Bell Court Neighborhood Associations.
- Blue Sky Area Master Plan – The plan's website is now live as well as the public survey. Several stakeholder and engagement events are scheduled for Monday, October 13.
- Infrastructure Funding Plan – participated in various meetings on the infrastructure funding plan related to the Urban Growth Master Plan.
- Winchester Road Corridor Plan – began drafting a Request for Proposals for a land use and transportation plan with a goal to initiate the plan in early 2026.

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.
- STREEETS 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. An initial Council Report is scheduled for October.
- Reimagining the Civic Commons – Staff attended several neighborhood/stakeholder meetings for the Addison Park and Armstrong Mill RCC projects.
- Lexington Preservation & Growth Management Program – Staff presented draft language to codify the LP&GMP at the General Government & Planning Committee on Sept 9 (video link), followed by a public forum hosted by the GGP on September 16 (video link). You can learn more and subscribe to updates on Engage Lexington (requires registration).
- Planning Newsletter – Distributed the October Edition of Sounds like a Plan newsletter. You can subscribe [here](#).
- Neighborhood Voices – Continued community outreach in Smithtown, meeting with neighborhood leaders, compiling background research, and making plans for a community co-created project.
- Youth Engagement – Staff engaged with students at Rise STEM Academy and participated in the Civic Expos hosted by CivicLex at Fredrick Douglass and Bryan Station High Schools.
- Misc Engagement –
 - Attended the "How to ADU" event at the Lexington Senior Center to raise awareness on the steps and rules related to accessory dwelling units.
 - Promoted the "Week Without Driving" to encourage residents to try new ways to get around and to reflect on transportation barriers. View a fun reel where Quinn and Hannah challenge the notion that driving is faster than biking.

PLANNING SERVICES ACTIVITY REPORT

Board of Adjustment

There were ten (10) applications on the agenda for consideration by the Board of Adjustment at their meeting on October 13, 2025. Two of these applications were for variances and the remaining eight were for conditional use permits for short-term rentals.

The Board approved both of the variance applications.

The Board approved five conditional use permits for short-term rentals. The Board disapproved two of the requested applications due to documented compliance issues by the applicant. Lastly, the Board postponed one request for a short-term rental until the November meeting.

Development and Subdivision Plan Certification

1. **PLN-MNSUB-25-00021**: V.H Jaycox Farm
2. **PLN-MNSUB-25-00039**: Melrose Addition, Blk E, Lots 13 & 14 (J Baringer Banker Property) (LFUCG)
3. **PLN-FRP-25-00018**: Rose H Brigden & Marc McClure Property & Cadentown (AMD)
4. **PLN-MNDP-25-00017**: Current Addition Property Lots 31, 38-40 (Oldham & Columbia Townhomes)
5. **PLN-MJDP-20-00073**: Liberty Road Service Center
6. **PLN-MJDP-24-00035**: Kidwell & Otis Property (Golf View Estates)
7. **PLN-MJDP-25-00001**: GDK Farm, LLC Property (Turner Property)
8. **PLN-MJDP-25-00023**: Covey Ridge Development Lot 4
9. **PLN-MJDP-25-00025**: Enterprise Industrial West, Unit 1, Lots 6,7, & 8 (Thomas Property)(United Contracting)
10. **PLN-MJDP-25-00035**: Hamburg Place Mall, Unit 1, Parcel 2, Outlot 4 (amd)

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– September 2025

The MPO outlines an annual scope of work for transportation planning activities in the Unified Planning Work Program which contains the following six work elements. Progress over the last month is reported by work element.

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
- Attended a meeting to discuss the Data and Survey Strategy on the High Street Quick Build project
- Met with HDR to discuss data sharing from the Lexington Safety Action Plan
- Met with Chris Doerge to discuss the Vision Zero GIS dashboard
- Compiled dataset for Vision Zero GIS Dashboard
- Meeting With TE for Bike rack inventory, and evaluation in Downtown Area
- Pulled monthly crash data for Fayette and Jessamine County
- Continued work on the update to the Lexington Area MPO Travel Demand Model
- Collected video footage by drone for the Lexington loop 5-mile downtown trail loop
- Provided training for and participated in the UK annual campus bike count.

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 a meeting to review the Bike/Ped Masterplan
- Participated in an EPA Audit of the LFUCG grant from the Climate Pollution Reduction Grant Program
- Attended a UK/LFUCG Coordination Meeting
- Attended project management meeting for KYTC US 27 feasibility study

3.0 Program & Project Implementation

- There were 2 modifications to the FY 2025-2028 TIP in September:
 - TIP Mod #10: US Ped Signal, Wilson-Downing Intersections
 - TIP Mod #11: I-75 High Velocity Surface Texturing HSIP
- Worked on roundabout design and development for intersections on the High Injury Network (HIN)
- Conducted an MPO Project Coordination Team Meeting

- Attended a meeting to discuss the Quick Build Evaluation Process
- Attended Project Management Team Meeting for the KYTC US 27 Feasibility Study
- Attended internal update meeting regarding implementation of the LFUCG complete streets action plan
- Attended a Scott St Connector feedback review meeting with engineering.
- Attended a Work Group meeting to discuss the User Survey on the High Street Quick Build project
- Attended the following STREEET meetings:
 - STREEET Engineering Subcommittee
 - STREEET Safety Task Force

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 (4)
 - ZOTA Workgroup
- Attended a meeting of the Corridors Commission
- Attended a Complete streets Vision Zero – engagement group meeting.
- Attended a Complete Streets operations and maintenance group meeting

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- New senior planners reviewed internal policies and procedures relevant to the Division of Planning and Lexington-Fayette Urban County Government
- Participated in Reel filming block for strategic planning for week without drive promo.
- Conducted Crossing Guard interview with Lex Police
- Attended a Week Without Driving Content creation meeting
- Attended meeting with Gatton Park for bike trails and Reel
- Attended outreach meeting with OSP and CAO Offices
- Attended at podcast production meeting with tour of podcast studio
- Conducted MPO Website modifications and YouTube uploading
- Met with Bluegrass Cycling Club for reel
- Week Without Driving reel Filming
- Worked on R-Cut and Roundabout explainer reels
- Produced Mountain biking reel
- Social Media Stats: September 1-30
 - LBW Facebook: 19 new followers, 15 posts, Reached 540 users, and had 49 interactions
 - LBW Instagram: 46 new followers, 16 posts, reached 29.9K users, and had 336 interactions
 - MPO Facebook: 5 new followers, 16 posts, reached 6.1K users, and had 336 interactions
 - MPO Website: 467 uses, 955 views
- Attended a Kentucky Public Transit Association (KPTA) meeting
- Met with several Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP
- Met with Claire Yates, Louisville Vision Zero Coordinator, to continue the Peer Exchange Work Plan between Vision Zero programs
- Attended a meeting to discuss HSIP project ideas
- Attended the following meetings to coordinate outreach initiatives:
 - LFUCG complete street / vision zero web presence strategy
 - Love to Ride Cycle September

6.0 Program Administration

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings

- 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
- Filled the 2 vacant senior planner positions
- New senior planners reviewed MPO documents, including the current Unified Planning Work Program (UPWP), with emphasis on funding and budgeting for the Winchester Road Transportation & Land Use Study
- Began mentoring a high school student who is interested in urban planning
- Conducted and 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
- Attended a meeting of the Louisville Vision Zero Task Force
- Staff attended the following training sessions, conferences and webcasts:
 - Planning Article Club
 - KY GIS Conference
 - Association of MPOs (AMPO) 2025 Annual Conference
 - Presented at 2025 ASCE Kentucky Section Annual Meeting
 - Road to Reauthorization: Local and Regional Priorities for the Surface Transportation Reauthorization Bill (Webinar)
 - Bike Buses Move the World webinar
 - AMPO GIS & Data Webinar on Linera Referencing
 - AASHTO Bike Guide Series, Part 3: Additional Advances in Bicycling Design (Webinar)
 - New-employee orientation (new Planner Seniors)
 - Management Orientation – Day 3 of 3 (New Planner Principal)
- Staff participated in a Board of Directors meeting of the Association of MPOs.

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 NOVEMBER 2025

Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building.....	October 29, 2025
Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	November 6, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building.....	November 6, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center. ...	November 13, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center	November 20, 2025

TW/DC/CC/JY/PO