

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

November 20, 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, November 6, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, 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, 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 November 6, 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, Larry Forester, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Chris Chaney; and Tracy Jones and Brittany Smith, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

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

- a. **PLN-MAR-25-00013: SCOTTY BAESLER** (11/20/25)*– 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.
 - 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;

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- 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)** (11/20/25)* – 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.

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

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.

2. **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.

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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 CHILESBURG 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)

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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.
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.

3. DAILEY HOMES, LLC. MAP AMENDMENT REQUEST AND SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00018: DAILEY HOMES, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Mixed Low Density Residential (R-2) zone for 3.267 net (3.488 gross) acres for property located at 2914 Clays Mill Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is proposing the rezoning of the subject property to construct 41 single-family townhouse units. Additionally, the applicant proposes to extend Loretta Drive to the adjacent property line and provide a new access point on Clays Mill Road to increase connectivity for residents.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant should provide information relating to their public outreach efforts.
2. The applicant should provide further information regarding the following development criteria:
 - a. D-PL7-1: Stakeholders should be consulted to discuss site opportunities and constraints prior to submitting an application.
 - b. B-PR7-1: Developments should be designed to minimize tree removal and to protect and preserve existing significant trees.
 - c. B-RE1-1: Developments should improve the tree canopy.
 - d. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.

b. PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) (1/4/26)* – located at 2914 CLAYS MILL ROAD, LEXINGTON, KY

Note: The purpose of this plan is to depict building layout for 41 townhomes and future road connection in support of the requested zone change

3. from a Single Family Residential (R-1B) zone to a Mixed Low Density Residential (R-2) zone.

Requirements Not Met:

1. Dimension standard driveway radius. (Traffic)
2. Replace "Tree Inventory" header above significant trees with "Significant Trees", and add existing canopy coverage percentage. (ZO Art. 26-4(b)) (Urban Forester)
3. Label tree protection areas. (ZO Art. 21-6(a)(11)) (Planning)
4. Addition of record plat (L-89) information. (ZO Art. 21-6(a)(2)) (Planning)

Waiver(s) Necessary:

1. PLN-WAV-25-00007: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY) - requests a waiver for minimum intersection spacing. (LSR Art. 8-8(q)(2)(c))

Design Considerations:

1. Consider addition of traffic calming to the intersection by adding bulb outs to narrow the cross-sections. (Traffic)
2. A public sanitary sewer tap is required for each proposed lot before subdividing. (Engineering)

Plan Questions or Concerns:

1. Where will proposed stormwater basin connect or discharge to an existing system? (Engineering)
2. Discuss compliance with common open space standards of ZO Art. 20, and provide an open space exhibit or add note to plan. (Open Space)
3. Discuss width of proposed street and on-street parking. (ZO Art. 21-6(a)(6)) (Planning)
4. Discuss Placebuilder criteria.

The Staff Recommends: **Postponement.** There are questions regarding the environmentally sensitive area (sinkhole).

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

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

1. Provided the Urban County Council approves the zone change to R-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.
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. **ANDERSON MIDTOWN APARTMENTS, LLC and AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE) DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC** – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The petitioner is proposing to add a 40-foot-tall residential structure to the existing development, increasing the size of the residential development to 21,780 square feet of building size. The second residential building will accommodate 24 dwelling units, bringing the total to 48 units, for a density of 82 dwelling units per acre. As the proposed structure will be located within the existing parking lot, the overall number of parking spaces for the development will decrease from 40 to 28 motor-vehicle parking spaces and 4 bicycle spaces.

The Zoning Committee Recommended: Postponement.

The Staff Recommends: Approval for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will reduce on-site parking, prioritizing multi-modal connectivity (Design Policy #7).
 - b. The site features pedestrian-friendly street patterns & walkable blocks in an area with excellent access to transit routes (Design Policy #2, Design Policy #5 and Connectivity Policy #3).
 - c. The proposed development will increase density while enhancing existing neighborhoods through context sensitive design (Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located near a grocery and other retail services (A-DS12-1). This proposal would

- convert an underutilized parking lot into higher density residential use along a transit corridor (A-DN2-1 & D-CO3-1).
- b. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposal will preserve existing greenscape and trees (B-PR7-1) while increasing the utility of the existing impervious surface by converting a portion of the parking area to residential use (B-SU4-1).
 - c. The request meets the criteria for Building Form, as the applicant's proposal will minimize contrasts in design and scale to the surrounding context (A-DN2-2), while creating a pedestrian-friendly atmosphere through the building fronting on the intersection (A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **VARIANCE** - As part of their application, the petitioner is also seeking several dimensional variances to reduce the minimum required VUA perimeter requirements as regulated in Article 18-3(2)(d).

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Approval**, of the request to reduce the required vehicular use area buffer from eight feet to five feet where property adjoins 415 Woodland Avenue, for the following reasons:

1. Approval of the landscape variance in this area should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. This area has historically featured parking, and the overall size of the parking area is being reduced with this request.
2. The lot shape and the location of the site's existing parking area represent special circumstances unique to the subject property that justify the need for a variance.
3. Removing the existing parking present on the site to accommodate the required landscaping buffer would unreasonably restrict the applicant's use of the property.
4. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-4 zone, otherwise the requested variance shall be null and void;
- b. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy; and,
- c. Action of the Planning Commission shall be noted on the Subdivision Plan for the subject property.

The Staff Recommends: **Withdrawal**, of the request to reduce the required vehicular use area buffer where the property adjoins 466 Euclid Avenue and the right-of-way for Woodland Avenue, for the following reason:

1. Due to changes in the proposed site layout, there is sufficient space to accommodate any necessary Vehicular Use Area screening within these areas.

- c. **PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE)** (12/1/25)* – located at 401 WOODLAND AVENUE, LEXINGTON, KY

Note: The purpose of this plan is to depict a proposed 3-story multi-family residential building in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Depict or denote stormwater management. (ZO Art. 21-6(a)(9)) (Engineering)
2. Provide a minimum 8-foot landscape buffer between all adjacent R-2 properties as well as the VUA perimeter buffer. List VUA tree canopy required (30%) and VUA tree canopy provided. (ZO Art. 18-3) (Landscape)
3. Addition of common open space to open space exhibit. (ZO Art. 20-5e(2)) (Open Space)

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

4. Perimeter landscaping and VUA perimeter buffer will require a variance of ZO Art. 18-3(1) and 18-3(2)(d). (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela comments provided by the Division Engineering.

Plan Questions or Concerns:

1. Discuss stormwater management proposal. (Engineering)
2. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. 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 AMEMENDMENT - None at this time.

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

VII. STAFF ITEMS

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 November 10, 2025. Four applications were for variances, five were for conditional use permits, and one was a combined application that included both a variance and a conditional use permit. The combined application was for a short-term rental in the agricultural area when the spacing of one mile was not being met. Of the conditional use permit applications, four were for short term rentals, one was for a community center and the last was for a school for academic instruction.

The Board approved two of the variance applications, the combined application for a variance and conditional use, and three of the conditional use permits. The Board continues to disapprove conditional use applications for short-term rentals when there are documented compliance issues by the applicant. Lastly, the Board postponed one request for a short-term rental again until their February meeting.

Development and Subdivision Plan Certification

1. PLN-MNSUB-25-00042: Cooper Property (Cope, Mitchell, & Cooper Property) "Waldorf Way"
2. PLN-MNSUB-25-00043: LFUCG Property
3. PLN-MNSUB-25-00045: Patchen Wilkes Unit 1, Phase 2

4. PLN-FRP-25-00022: Forest Hill Land Company (portion of Lot 62)
5. PLN-MNDP-25-00018: South Lexington Development Co. Inc. (Wyndale, LLC) (Higbee Creek) Lot 5(amd)
6. PLN-MJDP-25-00033: Jerrico Inc. Professional Office Project, Lot 3 (amd)
7. PLN-MJDP-25-00034: Blue Sky Industrial Estates, Tract A, Blk A (Leadership & Shared Services Building)
8. PLN-MJDP-25-00036: Turner Property & Meadowthorpe Community Business Center & Laura Fitzgerald & Fuller (amd)
9. PLN-MJDP-24-00043: Lexington Industrial Foundation, Unit 2, Lot 6 (amd)
10. PLN-MJDP-20-00046: Ingleside Apartments (The Stretch) (amd)

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– October 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
- Initiated process of using StreetLight data sources to collect roadway congestion data for CM Bottleneck 2026 Study
- Reviewed congestion INRIX 2024 data in Urban Mobility Report/2025 published by Texas A&M Transportation Institute, Mobility Division
- Reviewed KIPDA and OKI websites for their recent CMAQ and MTP documents
- Met with Chris Doerge to discuss the Vision Zero GIS dashboard
- Attended a meeting to discuss the Quick Build Volunteer Data Collection Strategy
- Pulled monthly crash data for Fayette and Jessamine County
- Reviewed 4 new street segments with GIS Dept for addition to Street Centerline data set.
- Attended 2 meetings with GIS and work associated with updating a new version of the interactive bicycle map for Fayette County
- Attended a data Collection Strategy Meeting for High St. Pilot Project

2.0 Identify & Prioritize Projects

- Attended (4) paving meetings and followed up with recommended striping changes
- Attended (3) meetings with micro mobility companies
- Attended 2 Alumni Drive Corridor Study scoping meetings
- Attended internal LFUCG meeting regarding the North Broadway KYTC corridor study
- Attended 3 meetings with Councilmembers regarding the North Broadway KYTC corridor study
- Attended Stakeholder Focus Group meeting for Lextran Strategic Plan
- Discussed latest issues regarding connected and automated vehicles with KYTC
- Continued work on the Lexington Safety Action Plan

3.0 Program & Project Implementation

- There were no amendments or modifications to the FY 2025-2028 TIP in October.
- Worked on roundabout design and development for intersections on the High Injury Network (HIN)
- Attended LFUCG Council Work Session for presentation regarding Lextran Microtransit Study
- Coordinated 2 meetings with Councilmembers regarding the draft design of the North New Circle safety project
- Attended a meeting to discuss Quick Build Evaluation Volunteer strategies
- Attended a meeting to discuss NTMP and Quick Builds Coordination
- Began work on the High Injury Network
- Attended meeting regarding Greenways Trails Comments

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 (3)
- Attended a ZOTA Workgroup meeting
- Participated in a Blue Sky Small Area Plan advisory committee meeting
- Participated in a Blue Sky Highway interchange design meeting
- Attended a meeting to discuss the Priority Corridors Overlap Spreadsheet
- Worked on updating the Priority Corridors Overlap Spreadsheet
- Attended the following Complete Streets Meetings:
 - Internal Advisory Meeting
 - Active Projects Review
 - Work Group meeting to discuss Engagement/Communication for Complete Streets and Vision Zero
 - Operations and maintenance group meeting
- Staff worked with the Division of Traffic Engineering and the applicant in developing a Traffic Impact Study for 3515 Richmond Road.

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Met with several KYTC Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP
- Attended a meeting to review Chapter 5 of the Greenways Plan
- 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 a meeting to discuss Vision Zero Website strategy
- Wrote the language and assisted with getting the Vision Zero webpage online
- Worked on the following social media outreach initiatives:
 - Livin' Good in Lexington Walking Club reel filming
 - Added Lex Area MPO Youtube and meeting documents buttons on homepage
 - Halloween photoshoot with Quinn and SB
 - Halloween pedestrian risk content
 - Glow Ride reel and stories
 - Week Without Driving Reels and Content
 - New Circle Open House Socials and Coordinating
 - New Circle & Glow Ride Press releases
 - Love to Ride Meeting
 - Glow Ride Social Media strategy meeting with PIE Team
 - Tates Creek Civic Expo
 - Podcast logistics with LexTV
 - Designed High St. Pilot Project graphics for survey
 - Attended Bike to School Day at Ashland Elementary
 - UPWP Public comment period posts
- Attended a meeting of the Louisville Vision Zero Task Force
- Attended Paris Pike Corridors Commission Meeting
- Social Media Stats for October:

- MPO Website 870 users, 1,564 views
- MPO Facebook had 9 followers, 17 posts, reached 553 users, and had 40 interactions .
- LexBikeWalk Facebook had 13 new followers, 18 posts, reached 4.8k users, and had 189 interactions.
- LexBikeWalk Instagram had 73 new followers, 18 posts, reached 56.3k users, and had 1.1k interactions.

6.0 Program Administration

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Continued mentoring a high school student who is interested in urban planning
- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
 - Transportation Policy Committee (TPC)
 - Bicycle-Pedestrian Advisory Committee (BPAC)
 - Congestion Management / Air Quality Workgroup (CMAQ)
 - Safety Work Group
- 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
- Prepared the scope for the Winchester Road Corridor Transportation & Land Use Study RFP which was released on October 29
- Staff began work on the next update of the Transportation Improvement Program (TIP) for 2027-2030
- Attended 2 STREEET task force meetings
- Attended KY MPO Council meeting
- Attended Kentucky Statewide Interagency Consultation (IAC) Quarterly Conference Call
- Attended 3 meetings of the AMPO Board of Directors
- Attended districtwide meeting for Council District 7
- Attended districtwide meeting for Council District 6
- Attended Statewide Transportation Planning Quarterly Meeting in Frankfort
- Attended 4 interviews for C and E Educator position with PIE team
- Attended Lextran Board Meeting
- Attended Corridors Commission
- Attended FTSB board meeting
- Staff attended the following training sessions, conferences and webcasts:
 - Zoning for our Future: Solar, Windfarms, EV, and Manufactured/Modular Homes
 - Complete Streets: From Policy to Action
 - Road to Zero Grantee Showcase: America Walks, Massachusetts Bicycle Coalition/Livable Streets Alliance, University of Miami

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 December 2025

Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building..... November 26, 2025
 Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building..... December 4, 2025
 Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building..... December 4, 2025
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center. ... **December 11, 2025**
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center **December 18, 2025**

TW/DC/JY/CC/PO