

- L. Sheehan, Chair
- S. Lynch, Vice-Chair
- D. Wu
- J. Brown
- C. Ellinger
- H. LeGris
- E. Curtis
- D. Seigny
- W. Baxter
- J. Reynolds



## General Government & Planning (GGP) Committee

Tuesday, December 2, 2025

1:00 P.M.

### AGENDA

- |                                                                             |                   |              |
|-----------------------------------------------------------------------------|-------------------|--------------|
| <b>I. Approval of September 9, 2025 Committee Summary</b>                   | [Sheehan]         | (p. 1 – 3)   |
| <b>II. Approval of September 16, 2025 Special Committee Summary</b>         | [Sheehan]         | (p. 4)       |
| <b>III. Purchase of Development Rights (PDR) Review</b>                     | [Sheehan/Overman] | (p. 5 – 13)  |
| <b>IV. Lexington’s Preservation &amp; Growth Management Program (LPGMP)</b> | [Wu/Baillie]      | (p. 14 – 33) |
| <b>V. Items Referred to Committee</b>                                       | [Sheehan]         | (p. 34)      |

#### 2025 Meeting Schedule

|             |               |
|-------------|---------------|
| January 14  | July 1        |
| February 14 | September 9   |
| March 4     | *September 16 |
| May 6       | December 2    |

\*Note: This is a special meeting for public input that will be held at 6 p.m.

*General government and planning committee, to which shall be referred matters relating to the department of general services and its divisions, the division of planning, the department of law, any matter relating to the general administration of government and the divisions under the chief administrative officer, any related partner agencies, and any other matters relating to capital improvement projects. - Rules & Procedures of the Lexington-Fayette Urban County Council, [Section 4.102](#)*



## General Government & Planning (GGP) Committee

September 9, 2025

### Summary and Motions

Committee members Liz Sheehan (Chair), Shayla Lynch, J.D. (Vice Chair), Dan Wu, James Brown, Chuck Ellinger II, Hannah LeGris, Emma Curtis, Dave Sevigny, and Jennifer Reynolds were present. Whitney Elliott Baxter was absent. Councilmembers Tyler Morton and Lisa Higgins-Hord were present as non-voting members.

The meeting was called to order at 1:00 p.m. by Chair Sheehan.

#### **I. APPROVAL OF JULY 1, 2025 COMMITTEE SUMMARY (Sheehan)**

A motion by Chuck Ellinger II to Approve July 1, 2025 Committee Summary, seconded by Hannah LeGris, the motion passed without dissent.

#### **II. LEXINGTON'S PRESERVATION & GROWTH MANAGEMENT PROGRAM (LPGMP) (Wu)**

Vice Mayor Wu introduced the main agenda item, the latest draft of the LPGMP, emphasizing the program's intention – to create a transparent, consistent, and data-driven framework for preservation and growth management. Chair Sheehan reinforced the importance of aligning the program with the Comprehensive Plan.

Planning Manager Hal Baillie began by reviewing the project timeline and noting how the process has evolved from the initial framework introduced in May of this year. He emphasized that the program was designed to broaden the scope of the Comprehensive Plan, codify long-standing practices transparently, and establish a data-driven approach through the Imagine Lexington Analytic Research Center. This framework, he explained, ensures review and accountability at each level of decision-making.

The presentation then turned to the results of public engagement. Surveys and outreach revealed that residents strongly favored infill and redevelopment over expansion, expressed concern about bias in the process, and wanted the city to focus on activating existing vacant land rather than removing acreage from the Urban Service Area (USA). Respondents also asked for more opportunities to participate in decision-making and called for a stronger emphasis on preservation throughout the plan.

Baillie outlined the updated process framework, highlighting the Growth Trends Report now in development. A key shift is that commercial and industrial land needs have been removed from the baseline formula and reassigned to a newly created "Special Economic Development Need" track. Under the new process, the Planning Commission will transmit the Growth Trends Report, along with its recommendations, to Council. The residential need formula will rely on Kentucky State Data Center projections, United States Census figures, and local permit data, making it more responsive to shifting development trends.

Council's role, Baillie explained, has also been clarified. Even in the absence of a defined residential need, Council may still evaluate policy or regulatory changes. If a need is identified, Council must first consider those changes before weighing any expansion. The Council will be responsible for setting a

minimum acreage to meet the need, but a cap ensures that no more than 30 years of residential demand is included in the expansion.

The Planning Commission's responsibilities were also addressed. A revised vacant land review defines which parcels are eligible for removal from the Urban Service Area and clarifies the makeup of the review subcommittee. Proposal review has been strengthened by establishing application steps, locational requirements, and timelines. The master plan process, however, remains unchanged. For economic development matters, the Special Economic Development Need process applies solely to employment and industrial land. This process defines who may initiate such a request, sets a maximum acreage limit, and specifies distinct roles: the Council will determine whether a need exists and initiate the zone change, while the Planning Commission will amend the Comprehensive Plan and evaluate the zone change request.

Baillie closed by identifying several outstanding issues still requiring attention, including the housing backlog flagged by both the Kentucky Housing Corporation and LFUCG, the proper accounting of residential units in mixed-use and commercial zones, and the timing of the Growth Trends Report itself.

Chair Sheehan opened the floor for questions and discussion, which centered on preservation and the importance of embedding equity, the housing need formula, ensuring accountability for vacant land, and maintaining guardrails to manage growth responsibly.

Committee members stressed that preservation must go beyond farmland to include neighborhoods, cultural identity, and protection against displacement. Baillie agreed and stated that while the Planning Commission focuses on land use, it is up to the Council to develop policies that embed cultural and equity considerations, with opportunities to tie the LPGMP more explicitly to the Comprehensive Plan's equity goals.

In response to concerns about the housing need formula, Baillie explained that the formula avoids speculative assumptions and relies solely on official projections and density averages. Housing impact from the University of Kentucky and commuter flows were also mentioned. Baillie said off-campus student housing is included in the formula, while dormitories are excluded. Commuting is not directly factored, though population and job projections capture some impacts.

Some committee members would like Council to have more authority and for greater transparency of undeveloped parcels in the USA. Tracy Jones, Managing Attorney, said that Law discourages retroactive removal, limiting the process to new additions after adoption, though she said barriers to development could be studied.

The main concern raised over the Special Economic Development Needs process was the fear that it could invite lobbying. Baillie stressed that it raises the bar with strict requirements: a willing property owner, documentation, Planning Commission review, and a two-thirds Council vote. This structure was presented as a safeguard against speculative expansion.

Next steps include an opportunity to provide input at a Special GGP meeting scheduled for September 16, 2025, at 6 p.m. A presentation of the final draft is scheduled for the December 2, 2025, committee meeting.

No further action was taken on this item.

### **III. ITEMS REFERRED TO COMMITTEE (Sheehan)**

Bring Back the Bluegrass was reassigned to Councilmember Morton, and Absentee Landlords was reassigned to Councilmember Curtis.

A motion by James Brown to remove the MAG Study Review from committee, seconded by Dan Wu, passed without dissent.

The meeting was adjourned at 2:12 p.m. by Chair Sheehan.



## **Special General Government & Planning (GGP) Committee**

September 16, 2025

### **Summary**

---

Committee members Dan Wu, James Brown, Chuck Ellinger II, Shayla Lynch, J.D (Vice Chair), Hannah LeGris, Whitey Elliott Baxter, and Jennifer Reynolds were present. Councilmembers Tyler Morton, Lisa Higgins-Hord, Joseph Hale, Hil Boone, and Amy Beasley were also present as non-voting members. Absent were committee members Liz Sheehan (Chair), Emma Curtis, and Dave Sevigny.

#### **I. WELCOME**

After calling the meeting to order at 6:01 p.m., Chair Shayla Lynch welcomed everyone to the special meeting and reviewed some housekeeping items for those in attendance.

#### **II. REVIEW OF LEXINGTON'S PRESERVATION & GROWTH MANAGEMENT PROGRAM (LPGMP)**

Wu, item sponsor, gave a quick overview and introduced Hal Baillie, Long Range Planning Manager. Baillie presented the most recent LPGMP draft, which was also given at the September 9, 2025 GGP meeting.

#### **III. PUBLIC COMMENT ON LPGMP**

After reminding the public of the Council's rules on public comment, Lynch opened the floor to public input. Eight speakers from 6 council districts signed up to give public comments or yield their time to someone giving public comments.

#### **IV. CLOSING REMARKS**

Prior to adjournment, Wu and Lynch reminded everyone to visit [engage.lexingtonky.gov](https://engage.lexingtonky.gov) to learn more about LPGMP and provide feedback on the program's proposed language.

The meeting was adjourned at 6:39 p.m.



# Annual Report on the Purchase of Development Rights Program (PDR)

*Beth Overman, PDR Director  
Department of Planning & Preservation  
General Government & Planning (GGP) Committee  
December 2, 2025*





## Report Overview

- The PDR Program is governed by the Rural Land Management Board (RLMB), which has 13 voting members and 3 non-voting members, and is chaired by Gloria Martin.
- Council Member Morton serves as the Council Representative to the Board, and Council Member Boone also regularly attends the Board's monthly meetings.
- The Division of PDR is housed under Commissioner Horn in the Department of Planning & Preservation and administered by Beth Overman.
- Two positive changes will be illustrated in this report:
  1. *The RLMB and PDR Program being named a Certified Entity by its funding partner, the USDA Natural Resources Conservation Service (NRCS), which has provided autonomy to close easements more expeditiously.*
  2. *The adoption of the Small Farm Program in early 2025 which expands land conservation opportunities to farms sized 10-19.99 acres (PDR requires 20 acres).*





## Rural Land Management Board, Inc.

*The RLMB is comprised of representatives of organizations that served on the Implementation Committee that formulated PDR, in addition to 2 Council-appointed seats and 1 Council Member seat added in 2019.*

- Gloria Martin, Chair
  - Robert James, Vice-Chair
  - Philip Meyer, Treasurer
  - Hannah Emig
  - Stephen Howard
  - Jonathan Disney
  - JoJuana Leavell-Greene
  - Jim Coleman
  - Christine Stanley
  - Phil Hager
  - Will Mayer
  - Margaret Graves
  - Mary Quinn Ramer
  - Tyler Morton
  - Allison Turner
  - Ian Young
- Fayette County Neighborhood Council
  - Fayette County Farm Bureau
  - Fayette County Farm Bureau
  - Bluegrass Realtors
  - Building Industry Association of Central KY
  - Commerce Lexington
  - Council Appointed Seat
  - Council Appointed Seat
  - Historic Preservation Group
  - Kentucky Thoroughbred Association
  - Kentucky Thoroughbred Association
  - Land Conservation Group
  - VisitLex
  - Non-Voting, Urban County Council Member
  - Non-Voting, Fayette County Cooperative Extension Agent
  - Non-Voting, USDA-NRCS





## New PDR Easements

*One easement was purchased in FY-24 prior to becoming a Certified Entity; 16 have been purchased in FY-25 – FY-26.*

| Farm #  | Property Owner                  | Address                      | Acres | Closing Date |
|---------|---------------------------------|------------------------------|-------|--------------|
| 6-2020  | Phaedra Spradlin                | 6325 Old Richmond Road       | 30    | 7-26-2024    |
| 13-2020 | Zeke & Jill Kobak               | 5540 Russell Cave Road       | 40    | 7-26-2024    |
| 11-2020 | Robert Eads, III, & Bonnie Eads | 5641 Ware Road               | 50    | 7-26-2024    |
| 5-2020  | Vicki Watkins                   | 6327 & 6365 Old Richmond Rd. | 31    | 10-31-2024   |
| 3-2021  | Jeff Ramey                      | 5220-5224 Paris Pike         | 101   | 10-31-2024   |
| 5-2021  | Mt. Horeb Farm, LLC             | 3933 Mt. Horeb Pike          | 34    | 10-31-2024   |
| 2-2021  | Manley Family Trust             | 4320 Newtown Pike            | 85    | 10-31-2024   |
| 9-2020  | Debra Kelley                    | 6481-6495 Old Richmond Road  | 140   | 12-9-2024    |
| 1-2021  | Endeavour Bloodstock, LLC       | 6025 Greenwich Pike          | 140   | 12-10-2024   |





## New PDR Easements Continued

*One easement was purchased in FY-24 prior to becoming a Certified Entity; 16 have been purchased in FY-25 – FY-26.*

| Farm #  | Property Owner                   | Address                                                      | Acres         | Closing Date |
|---------|----------------------------------|--------------------------------------------------------------|---------------|--------------|
| 1-2022  | Elisabeth Jensen & Marc Guilfoil | 2308 Evans Mill Road                                         | 87            | 12-12-2024   |
| 10-2020 | Margaret Wright                  | 5991 Old Richmond Road                                       | 95            | 1-16-2025    |
| 8-2020  | Mitch & Elizabeth Cooper         | 5400-5410 Sulphur Well Road                                  | 66            | 2-24-2025    |
| 6-2021  | Scott & Lanae Pierce             | 4721 Newtown Pike                                            | 51            | 5-7-2025     |
| 12-2020 | Sheila Granger                   | 5800 Sulphur Well Road                                       | 41            | 6-6-2025     |
| 1-2023  | Manley Family Trust              | 4200 Newtown Pike                                            | 40            | 8-21-2025    |
| 1-2024  | Quattro Navarro Farms, LLC       | 924 Harp Innis Road                                          | 44            | 9-10-2025    |
|         |                                  | <b>Total Acres Acquired FY-25<br/>thru FY26 (thus far) =</b> | <b>1,075</b>  |              |
|         |                                  | <b>Total PDR Acreage =</b>                                   | <b>33,333</b> |              |





## Pending PDR Easements

*In addition to the farms listed below, 10 new applications were received in the November 2025 application cycle and are being ranked and reviewed by staff.*

| Farm Number   | Acres | Status         |
|---------------|-------|----------------|
| 7-2021        | 26    | Under Contract |
| 2-2024        | 92    | Under Contract |
| 4-2024        | 30    | Under Contract |
| 3-2024        | 29    | Pending Offer  |
| Total Acres = | 177   |                |





# Small Farm Program

## Overview

- Ordinance adopted January 2025
- Serves active farms sized 10-19.99 acres

## First Steps

- Inaugural application cycle held April 2025.
- Received 37 applications.
- Of those 37, 14 applicants met qualifications of being active farm, correctly zoned, and obtaining a mortgage subordination that allowed them to proceed.
- *Note: Mortgages must be subordinated to protect the RLMB and LFUCG's financial interest in case of physical or financial harm to the property.*

## Current and Next Steps

- The RLMB is ordering appraisals in rank order and extending easement purchase offers.
- Two offers have been extended, and 6 appraisals are pending.
- Additional appraisal authorizations are expected at the Board's December meeting.
- Farms that did not meet all qualifications will remain in the queue & continue rolling forward.
- The next application cycle will likely be held next spring or early summer.



# Questions?



**LEXINGTON**



# Conserved Land featuring Recently Closed Applications

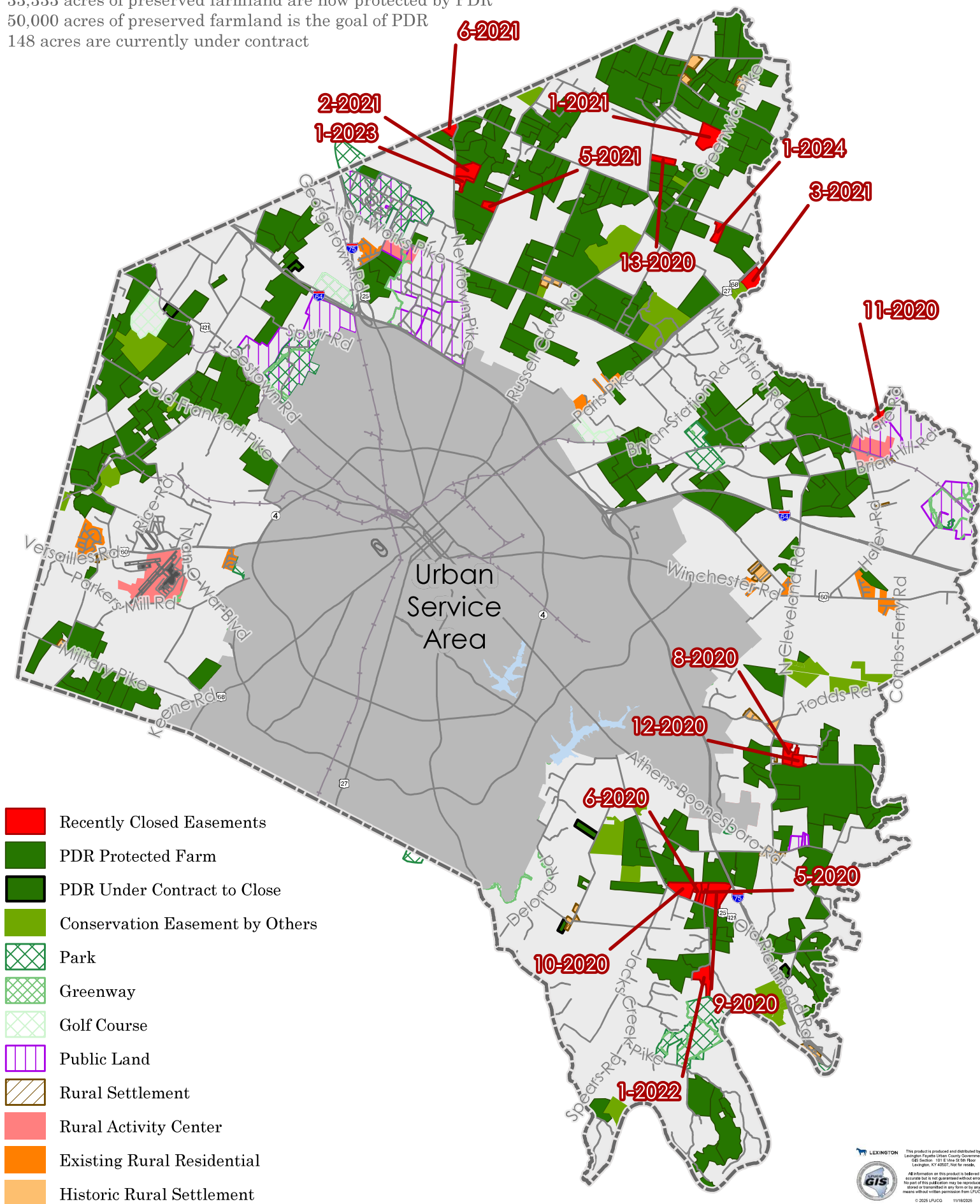
13 0 0.5 1 Miles

PDR Protected Farms, Applications Under Contract, Conservation Easements by Others, and Other Conserved Lands

33,333 acres of preserved farmland are now protected by PDR

50,000 acres of preserved farmland is the goal of PDR

148 acres are currently under contract





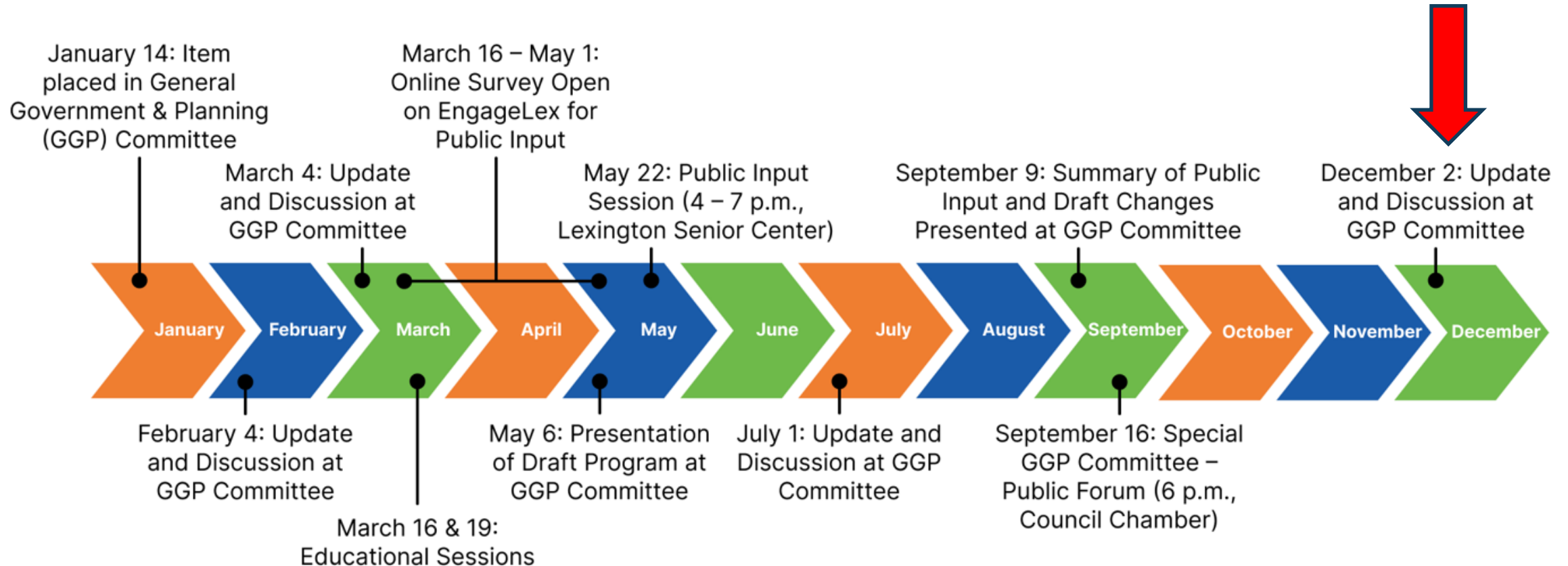
# Lexington's Preservation & Growth Management Program

*Hal Baillie, Planning Manager  
Division of Planning  
General Government & Planning (GGP) Committee  
December 2, 2025*





## Project Timeline



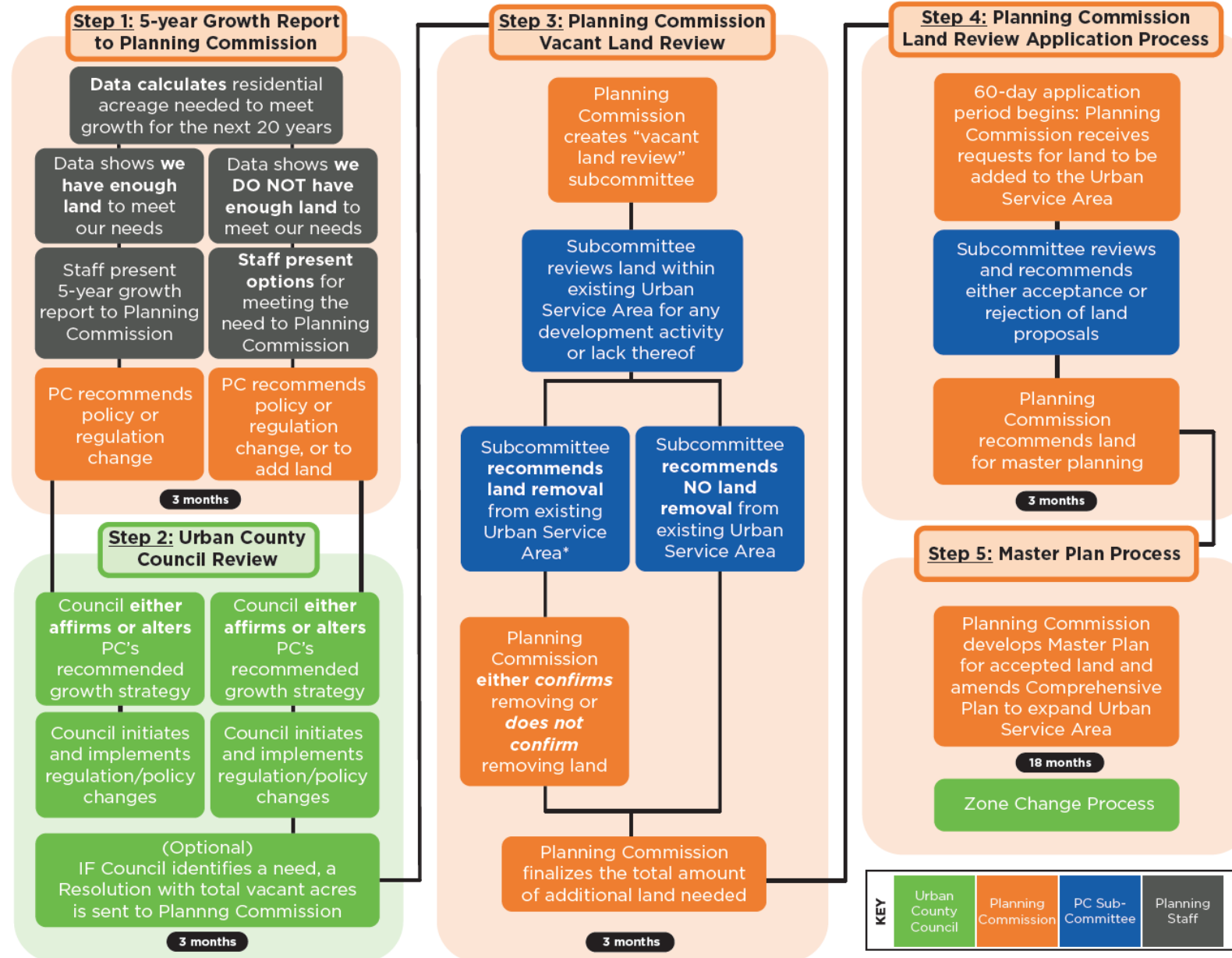


## Improvements to Lexington's Process



- Allows the Comprehensive Plan to have a broader focus
- Codifies long standing practices in a transparent way
- Establishes a transparent data driven approach
  - Imagine Lexington Analytic Research Center
- Provides for review by each level of decision makers







## Public Feedback Opportunities Following September Update

- September 16<sup>th</sup> Public Forum
- Engage Lexington
  - Public Survey
  - Opportunity to Provide Comments on Proposed Ordinance
- Additional Email Responses





## Section 1 – Growth Trends Report

- What is New or Different?
  - Specifies data to be included in Report
  - Greater detail on potential policy and regulatory recommendations
    - Funding Options
    - Governance Strategies
    - Land Use and Zoning Reform
    - Homeowner and Renter Support
    - Neighborhood Stabilization and Investment





## Section 2 – Planning Commission Review and Recommendation

- What is different or new?
  - Clarifies purpose of program regarding land use efficiency, environmental sustainability and agricultural preservation
  - Establishes guiding principles for the Planning Commission in developing future growth recommendations
    - Prioritizes efficient growth patterns and fiscally responsible policies





## Section 3 – Urban County Council Review

- What is New or Different?
  - No Change





## Section 4 – Urban County Planning Commission Vacant Land Review

- What is New or Different?
  - Modifies timing for Subcommittee organization
    - From 6 weeks to 3 weeks
  - Clarifies membership of Subcommittee
  - Revises language to allow parcels currently in the Urban Service Area to be considered for removal





## Section 5 – Urban County Planning Commission Land Application Review

- What is New or Different?
  - Inclusion of land preservation considerations
    - Proximity to Purchase Development Rights properties
    - Environmentally sensitive areas
    - Rural Land Management Plan recommendations
    - National Register of Historic Places
    - National or state scenic or historic byways
  - Inclusion of required public input meeting during Subcommittee review
  - Addition of required public meeting during Planning Commission review





## Section 6 – Urban County Planning Commission Master Plan

- What is New or Different?
  - Consideration of zone change initiation by the Planning Commission





## Section 7: Special Economic Development Need Identification

- What is New or Different?
  - Modified submission requirements to eliminate specific client identification



# Questions?



**LEXINGTON**



ORDINANCE NO. \_\_\_\_\_ - 2026

AN ORDINANCE AMENDING THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT CODE OF ORDINANCES AS FOLLOWS: AMENDING CHAPTER 20, CREATING SECTION A, RELATING TO PRESERVATION AND URBAN GROWTH MANAGEMENT, ADOPTING SECTIONS RELATING TO INTENT; DEFINITIONS; APPLICABILITY; AND GENERAL REQUIREMENTS APPLICABLE TO THE PRESERVATION AND GROWTH MANAGEMENT PLAN, ALL EFFECTIVE UPON PASSAGE OF COUNCIL. (URBAN COUNTY PLANNING COUNCIL).

---

WHEREAS, the Lexington-Fayette Urban County established the nation’s first urban service area in 1958; and

WHEREAS, balancing rural preservation and urban growth is vital to the unique character of Lexington-Fayette County Kentucky; and

WHEREAS, in order to ensure that balance, a data and needs driven process mandated as a goal and objective in both the 2018 and 2023 Comprehensive Plans for Lexington-Fayette County, is necessary to guide future preservation and growth;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That the Lexington-Fayette Urban County Government Code of Ordinances be and hereby amends Article 20, creating Section A, adopting sections relating to Intent; Definitions; Applicability; and General Requirements Applicable to the Preservation and Growth Management Plan, to read as follows:

**ARTICLE 20 (A)**

Section 1 –Growth Trends Report

- 1) One year from the date of the adoption of Lexington’s Comprehensive Plan update, the Division of Planning shall generate a Growth Trends Report.
- 2) Required Growth Trends Report Contents - The Growth Trends Report shall provide guidance on Lexington’s long term growth needs and identify the total land need (in acres) to accommodate Lexington’s population growth for a period of 20 years and shall include the following:
  - a) Community Trends Update
    - i) Community Demographics, including but not limited to:
      - (1) Housing Data
      - (2) Demographic Change
    - ii) Housing Activity, including but not limited to;
      - (1) Housing Construction
      - (2) Housing Affordability
      - (3) Neighborhood Stability
    - iii) Employment Activity, including but not limited to:
      - (1) Job and Wage Growth
      - (2) Commercial and Industrial Land Utilization
    - iv) Vacant Land Review
  - b) Projected Land Need: The formula for projecting the amount of land needed for 20 years shall be as follows:

- i)  $(20 \text{ Year Projected Population} - \text{Current Population}) = \text{Net New Population}$
  - ii)  $\left( \frac{\text{Net New Population}}{\text{Average Household Size}} \right) = \text{Total Dwelling Units (DUs) Needed}$
  - iii)  $\left( \frac{\text{Total DUs Needed}}{\text{Five-Year Average DUs Per Acre}} \right) = \text{Total Acres Needed}$
- c) Review of Policy and Regulatory Recommendations:
  - i) Funding Options
  - ii) Governance Strategies
  - iii) Land Use and Zoning Reform
  - iv) Homeowner and Renter Support
  - v) Neighborhood Stabilization and Investment
- 3) Growth Trends Report Data Sources and Formulas
  - a) 20-Year Projected Population
    - i) The 20-year projected population shall be from the most recent update from the Kentucky State Data Center or similar state institution.
    - ii) The calculation shall exclude the Kentucky State Data Center's projected number of persons residing in group quarters.
  - b) Current Population
    - i) The population estimate shall be taken from the most recent census or update from the American Community Survey (ACS)
    - ii) The calculation shall exclude the Census or ACS calculation of persons residing in group quarters.
  - c) Average Household Size shall be from the most recent census or update from the American Community Survey (ACS).
  - d) Vacant Land Review
    - i) Requirements for Vacant Land:
      - (1) Property must be located within the Urban Service Area and meet the following criteria:
        - (a) The property is zoned agricultural or has an ongoing agricultural principal land use.
        - (b) There is no principal land use or conditional land use located on any urbanized zoning category.
        - (c) There is not a certificate of occupancy for the subject property that has a current building permit.
      - (2) The following property shall be exempt from consideration as vacant land:
        - (a) Property zoned agricultural but which has an active and constructed conditional use that is substantially similar to those land uses that are also principal or conditional uses for the urbanized zoning categories (church, school, athletic facility).
        - (b) Property that is unbuildable due to floodplain or special hazard area
        - (c) Common area property that is part of a surrounding residential subdivision or commercial development or;
        - (d) National, State, or Local owned property if part of a contiguous development (example: UKY campus, BCTC Campus, LFUCG Parks, LFUCG Greenways).
    - ii) Calculation of Vacant Parcels
      - (1) The total vacant parcels shall be calculated through an annual review that includes the following permit activity:
        - (a) Demolition permitting
        - (b) New construction permitting
        - (c) Recorded Subdivision Plans

- iii) Calculation of Vacant Acres: Total vacant acres shall be derived from the total vacant parcels removing all floodplains and special hazard areas that are readily available to the Urban County Government.
- e) Five-year residential density average
  - i) The residential density calculation shall be updated and provided to the public annually.
  - ii) The five-year residential density shall be calculated as follows:
    - (1) Review of Residential New Construction Building Permits
      - (a) All Residential New Construction permits shall be included in this calculation upon issuance of the Certificate of Occupancy.
      - (b) Parcel location acreage shall be calculated by removing floodplains or identified special hazard areas
    - (2) Review of Commercial New Construction Building Permits
      - (a) All Commercial New Construction permits that are residential and are located within a residential zoning category shall be included in this calculation upon receipt of the Certificate of Occupancy.
      - (b) Parcel location acreage shall be calculated, removing floodplains or identified special hazard areas
    - (3) Five-Year Dwelling Units per Acre
      - (a) The total dwelling units for the five-year calculation shall be the sum of all dwelling units as described in Sections 1.3.e.ii.1.a and 1.3.e.ii.2.a for the defined five-year period.
      - (b) The total acreage for the five-year calculation shall be the sum of the acreage as described in Sections 1.3.e.ii.1.b and 1.3.e.ii.2.b for the defined five-year period.
      - (c) Dwelling units per acre shall be the result of Section 1.3.e.ii.3.a divided by 1.3.e.ii.3.b.

## Section 2 – Planning Commission Review and Recommendation

- 1) Should the Growth Trends Report indicate that the inventory of vacant land meets the 20-year supply as described in Section 1, the Planning Commission shall provide recommendations to the Urban County Council to improve the efficiency of land use and promote sustainable development within the existing Urban Service Area. Additionally, agricultural land preservation is best achieved when growth policies and regulations direct and enable growth to occur within the existing Urban Service Area. Recommendations shall include one or a combination of the following:
  - a) Policy recommendations
  - b) Regulatory changes
- 2) Should the Growth Trends Report indicate that the inventory of vacant land does not meet the 20-year supply as described in Section 1, the Planning Commission shall provide recommendations to the Urban County Council as to how to meet the need. Priority should be given to strategies that create highly efficient growth and development outcomes through policy and regulation implementation. These strategies should be considered prior to expanding the Urban Service Area. To ensure fiscal and environmentally sustainable growth, the location of conserved agricultural properties, which are not eligible for development, should be carefully considered and avoided in any discussion about the future expansion of the Urban Service Area. Recommendations shall include one or a combination of the following:
  - a) Policy recommendations
  - b) Regulatory changes

- c) Additional acreage to be added to the Urban Service Area
- 3) All recommendations by the Planning Commission shall be forwarded to the Urban County Council within 90 days of the Division of Planning's presentation to the Planning Commission regarding the findings of the Growth Trends Report.

#### Section 3 – Urban County Council Review

- 1) Should the Growth Trends Report indicate that the inventory of vacant land meets the 20-year supply as described in Section 1, the Urban County Council shall consider the recommendations of the Planning Commission regarding policy and regulatory changes within 90 days of receipt of the Growth Trends Report.
- 2) Should the Growth Trends Report indicate that the inventory of vacant land does not meet the 20-year supply as described in Section 1, the following shall be reviewed by the Urban County Council
  - a) The Urban County Council shall first consider the policy and regulation recommendations of the Planning Commission within 90 days of receipt of the Planning Commission's recommendation.
    - i) For any regulatory changes to the Zoning Ordinance, the Urban County Council shall initiate a Zoning Ordinance text amendment, to follow the procedures outlined in Article 6 of the Zoning Ordinance.
    - ii) For all policy changes, the Urban County Council shall place the issue into the appropriate committee or establish a task force to establish the stated recommendation.
  - b) Following the Council's action regarding the policy and regulation recommendations, the Urban County Council may consider the inclusion of additional acreage to be added to the Urban Service Area
    - i) No expansion of the Urban Service Area may establish a vacant land total, as defined in Section 1, that exceeds 30 years supply based on the current Growth Trends Report calculations.
    - ii) An action to include additional acreage shall come in the form of a resolution to the Planning Commission indicating the total vacant acreage to be added to the Urban Service Area.

#### Section 4 – Urban County Planning Commission Vacant Land Review

- 1) If it is determined by the Urban County Council that there is a need for additional acreage within the Urban Service Area, the resolution adopted by the Urban County Council shall be forwarded to the Planning Commission for review of applications.
- 2) The Planning Commission shall organize a subcommittee of residents of Lexington-Fayette County to include representatives from the following stakeholders:
  - a) The Mayor shall appoint 3 members within 21 days of the adoption of the Resolution by the Urban County Council that identifies a need for additional acreage.
    - i) Any members not appointed within the allotted time shall be appointed by the Urban County Council within 28 days of adoption of the resolution by the Urban County Council.
  - b) The Urban County Council shall appoint 3 members by a majority vote of the full body within 21 days of the adoption of the Resolution adopted by the Urban County Council that identifies a need for additional acreage.
    - i) Any members not appointed within the allotted time shall be appointed by the Urban Planning Commission within 35 days of adoption of the resolution by the Urban County Council.
  - c) The Planning Commission shall appoint 3 members by a majority vote of the full body within 21 days of the adoption of the resolution by the Urban County Council that identifies a need for additional acreage.

- i) Any members not appointed within the allotted time shall be appointed by the Urban County Council within 42 days of adoption of the resolution by the Urban County Council.
  - d) Membership of the Subcommittee shall not include elected officials of the Urban County Government or appointed members of the Urban County Planning Commission.
- 3) The Subcommittee shall examine the findings of the Vacant Land Review, per the Growth Trends Report, and provide recommendations regarding any removal of acreage within the Urban Service Area.
  - a) Recommendations shall be submitted to the Planning Commission within 30 days of the formulation of the Subcommittee.
- 4) The Urban County Planning Commission shall either affirm or amend the recommendations of the Subcommittee at the next public hearing.
- 5) Should property be recommended for removal, the Urban County Planning Commission shall hold a public hearing to modify the Urban Service Area.
  - a) Any vacant acreage that is removed from the Urban Service Area shall be added to the vacant acreage identified in Section 3 to satisfy the Urban County Council's action per Section 3.
  - b) The new total vacant acreage shall be utilized for Section 5

#### Section 5 – Urban County Planning Commission Land Application Review

- 1) Within 14 days of the findings of the Vacant Land and Acreage Analysis, the Planning Commission shall begin accepting proposals from property owner(s), or those with permission from property owner(s), to meet the needs identified by the Urban County Council plus, if found, the additional acreage identified by the Planning Commission in Section 4.
  - a) Such proposals shall be submitted to the Division of Planning within 60 days.
  - b) Such proposals shall meet all of the following eligible parcel locational criteria:
    - i) Parcel or group of parcels constituting a contiguous area adjacent to the existing Urban Service Area.
    - ii) Adjacent to an Arterial or Major Collector roadway as designated by the Metropolitan Planning Organization
    - iii) Access to sanitary sewer connections or would have access as part of a contiguous area per Section 1.b.i.
- 2) The chair of the Planning Commission shall reconvene the Subcommittee identified in Section 4 to review proposed locations for additional acreage.
  - a) When evaluating parcels for inclusion the following land preservation factors shall be considered:
    - i) Proximity to Purchase Development Rights properties
    - ii) Environmentally sensitive areas
    - iii) Rural Land Management Plan recommendations
    - iv) Properties or structures identified in the National Register of Historic Places
    - v) Properties along adopted nation or state scenic or historic byways
- 3) Twenty-one days following close of proposal submissions, the Subcommittee shall hold a public meeting to receive input regarding expansion locations and make a prioritized recommendation to the Planning Commission regarding the preferred vacant parcels for inclusion to the Urban Service Area.
- 4) The Planning Commission shall hold a public meeting to recommend areas for Master Planning from the Subcommittee's prioritized recommendation to meet the identified vacant acreage need within 30 days of the Subcommittee's recommendation to the Planning Commission.

#### Section 6 – Urban County Planning Commission Master Plan

- 1) Provided funding has been allocated by the Urban County Council, the Division of Planning shall commence with a master planning process for the areas identified by the Planning Commission.
- 2) The master plan shall be adopted as an element of the comprehensive plan in accordance with the requirements in KRS 100.197
- 3) Final amendment of the Urban Service Area occurs with the adoption of the master plan.
- 4) Following adoption of the Master Plan, the Planning Commission shall consider initiating a zone map amendment request to implement the adopted Master Plan.

#### Section 7 – Special Economic Development Need Identification

- 1) A Special Economic Development Need of no more than 250 acres may be identified by the Mayor or Urban County Council at any time.
- 2) A Special Economic Development Need is defined as a proposal for additional acreage, which meets the criteria defined in Section 5, to be included in the Urban Service Area on behalf of a specific employer (or affiliated group of employers) or an economic development focused organization seeking to locate new significant employment opportunities or facilitate growth of existing employers in Lexington-Fayette County.
- 3) The identification of a Special Economic Development Need shall include:
  - a) Economic Assessment, which should include the following information:
    - i) Proposed location and defined acreage total
    - ii) Proposed user or initial user for portion of the area
    - iii) Economic Impact Statement, including proposed number of jobs, wages, and future growth opportunities.
  - b) Economic Expansion Plan
    - i) Preliminary Development Plan, including all elements required for the submission of a preliminary development plan as outlined in Article 21 of the Zoning Ordinance.
    - ii) Proposed conditional zoning restrictions to require long-term agreement with the Economic Assessment
    - iii) Justification Statement documenting agreement with the adopted Comprehensive Plan.
- 4) There shall be a required two-thirds vote of the total membership of the Urban County Council to approve the Economic Assessment and initiate an expansion of the Urban Service Area.
  - a) Findings for initiation by Council shall include, but are not limited to, the following:
    - i) The unique economic opportunity
    - ii) The significant economic impact for Lexington
    - iii) The appropriate location for proposed development
    - iv) The necessary acreage for the proposed development
    - v) Availability or access to required infrastructure
  - b) Should an expansion be affirmed by the Urban County Council, there shall be a resolution initiating the Planning Commission to review and adopt the identified areas.
  - c) At such time that the Urban County Council forwards the resolution to the Planning Commission, the Urban County Council shall also initiate a map amendment request for the identified parcel(s) to either the Light Industrial (I-1) or Heavy Industrial (I-2) zone. This initiation shall include:
    - i) The findings for approval of the Economic Assessment; and
    - ii) The Economic Expansion Plan, which will serve as the required submission for the Urban County Planning Commission's review of the amendment of the Comprehensive Plan and the map amendment request.
- (5) The Planning Commission shall have 90 days from the date of the Urban County Council's action to review both the amendment to the Comprehensive Plan

and the initiated zone map amendment request, in that order.

Section 2 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF URBAN COUNTY COUNCIL  
PUBLISHED:  
4934-8806-3608, v. 1

# GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

## REFERRAL LIST

| ITEM                                                                                                                             | SPONSOR         | REFERRED | LAST HEARD               | STATUS                     | FILE ID                 |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|--------------------------|----------------------------|-------------------------|
| 1. Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage (A Sense of Place)             | Brown           | 4.26.22  | <a href="#">2.4.25</a>   |                            | <a href="#">0902-24</a> |
| 2. Examine Opportunities to Relocate Programming & Initiatives from the Mayor's Office to Other Relevant Divisions within LFUCG. | Sheehan         | 5.31.22  |                          |                            |                         |
| 3. Charter Review                                                                                                                | Wu              | 11.1.22  | <a href="#">7.3.25</a>   |                            | <a href="#">0675-25</a> |
| 4. Boards and Commissions Comprehensive Review                                                                                   | Lynch           | 8.15.23  | <a href="#">3.4.25</a>   |                            | <a href="#">0234-25</a> |
| 5. Acquiring Investor-Owned or Other Properties                                                                                  | LeGris          | 11.3.22  |                          |                            |                         |
| 6. Planning and Development Approval Process Study: Recommendation #8 Tighten Certification to Lock in Requirements              | Reynolds        | 6.27.23  |                          |                            |                         |
| 7. Planning and Development Approval Process Study: Recommendation #10 Establish a Development Liaison Position                  | Reynolds        | 6.27.23  |                          |                            |                         |
| 8. Regulation of Digital Billboards (ZOTA-24-00008)                                                                              | Baxter          | 6.1.18   |                          |                            | <a href="#">0863-24</a> |
| 9. Homelessness Need Assessment RFP                                                                                              | Ellinger        | 10.31.23 | <a href="#">6.3.25</a>   |                            | <a href="#">0168-24</a> |
| 10. Continuing Education on Theme A, Pillar III Equity, Policy #1 & Policy #2 of the 2023 Comprehensive Plan                     | Wu              | 1.16.24  |                          |                            |                         |
| 11. Bring Back the Bluegrass                                                                                                     | Morton          | 1.16.24  | <a href="#">9.10.24</a>  |                            | <a href="#">0903-24</a> |
| 12. Absentee Landlords                                                                                                           | Curtis          | 8.20.24  |                          |                            |                         |
| 13. Solar Energy Systems (ZOTA-24-00003)                                                                                         | Sheehan/Sevigny | 10.22.24 | <a href="#">7.1.25</a>   | Working Group met 11.18.25 | <a href="#">1048-24</a> |
| 14. Rural Settlement Study                                                                                                       | Lynch           | 10.29.24 |                          | Early '26                  |                         |
| 15. Efficiencies in our Development Processes and Compliance with HB 443                                                         | Brown           | 12.3.24  | <a href="#">5.6.25</a>   | Early '26                  | <a href="#">0047-25</a> |
| 16. Lexington's Preservation & Growth Management Program (LPGMP)                                                                 | Wu              | 1.14.25  | 9.9.25                   | 12.2.25                    | <a href="#">0038-25</a> |
| 17. Revitalizing LFUCG Youth Programming                                                                                         | Morton          | 1.28.25  |                          |                            |                         |
| 18. Anti-Displacement and Vulnerable Neighborhood Preservation (Neighborhood Voices Project)                                     | Morton          | 2.4.25   |                          |                            |                         |
| 19. Blue Sky Small Area Plan                                                                                                     | Boone/Hale      | 2.11.25  | <a href="#">2.4.25</a>   |                            | <a href="#">0128-25</a> |
| 20. Downtown Area Master Plan                                                                                                    | LeGris          | 2.11.25  | <a href="#">3.4.25</a>   |                            | <a href="#">0228-25</a> |
| 21. Review and Analysis of all LFUCG-Operated Community Centers                                                                  | Beasley/Morton  | 2.25.25  |                          |                            |                         |
| 22. Review of the Zone Change Public Engagement Process                                                                          | Baxter          | 3.4.25   |                          |                            |                         |
| 23. Planning Education Academy                                                                                                   | Wu              | 3.4.25   |                          |                            |                         |
| 24. Drive-Through Facilities & Drive-Up Windows (ZOTA-25-00001 Sec. 16-9)                                                        | Baxter          | 5.13.25  |                          |                            |                         |
| 25. Review of the Artificial Intelligence Policy                                                                                 | Curtis          | 5.27.25  |                          |                            |                         |
| 26. Data Centers                                                                                                                 | Sheehan         | 11.18.25 |                          |                            |                         |
| 27. Affordable Housing Solutions                                                                                                 | Reynolds/Lynch  | 11.18.25 |                          |                            |                         |
| <b>ANNUAL/PERIODIC</b>                                                                                                           |                 |          |                          |                            |                         |
| 28. Purchase of Development Rights (PDR) Review                                                                                  | Sheehan         |          | <a href="#">4.16.24</a>  | 12.2.25                    | <a href="#">0402-24</a> |
| 29. Lexington History Museum                                                                                                     | Curtis          | 5.28.19  | <a href="#">10.15.24</a> | Early '26                  | <a href="#">1043-24</a> |
| 30. Landlord and Tenant Advisory Boards                                                                                          | Lynch           | 6.11.24  | <a href="#">10.15.24</a> |                            | <a href="#">1044-24</a> |
| 31. Short-Term Rentals                                                                                                           | Brown           | 6.11.19  | <a href="#">3.4.25</a>   |                            | <a href="#">0864-24</a> |
| <b>SUBCOMMITTEES</b>                                                                                                             |                 |          |                          |                            |                         |
| <b>CHAIR(S)</b>                                                                                                                  |                 |          |                          |                            |                         |
| 32. Boards & Commissions (B&C) Subcommittee                                                                                      | Lynch/Wu        | 8.12.25  | 8.28.25                  | Met on 11.20.25            | <a href="#">0234-25</a> |
| 33. Public Input Subcommittee                                                                                                    | LeGris          | 1.17.23  | 6.11.24                  |                            | <a href="#">0605-24</a> |