

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

January 29, 2026

- 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 December 18, 2025 minutes will be considered 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, January 8, 2026 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Galt, Ryelle Browning, Paula Owens; Firefighter Embry Beatty, Division of Fire and Emergency Services; and Brittany Smith, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, January 8, 2026 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, Larry Forester, Molly Davis, and William Wilson. Staff members present were Daniel Crum, Jeremy Young, Chris Chaney, Ryelle Browning, Paula Owens, 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. **BALL HOMES, INC. MAP AMENDMENT REQUEST AND SHUCK AND TUCKER DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00015: BALL HOMES, INC.** (1/29/26)*– 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

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.

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.

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- 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 (1/29/26)* – located at 451 CHILESBERG 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.

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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.

2. LEGACY TRAIL, LLC MAP AMENDMENT and LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00017: LEGACY TRAIL, LLC** (1/29/26)* – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone for 12.64 net (13.77 gross) acres for property located at 1170 Newtown Pike.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The Zoning Committee did not review the application at the petitioner's request.

The Staff Recommended: **Disapproval**, for the following reasons:

1. The requested Corridor Business (B-3) zone is not in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed development does not minimize the disruption of natural features present on the site (Theme B, Objective #3.b and c).
 - b. The proposal does not support environmental sustainability or equity (Theme E, Objective #1.c)
 - c. The request is almost entirely oriented towards serving users in single-user vehicles, and further encourages single-occupancy vehicle dependence (Theme B, Objective #2.d).
2. The requested Corridor Business (B-3) zone is not in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The request does not provide for inviting streetscapes, or cultivate a pedestrian-friendly environment (Design Policy #5)
 - b. The proposed development is not sensitive to the surrounding built or environmental contexts (Design policy #4).
 - c. The proposed development does not adequately conserve and protect environmentally sensitive areas present on site (Protection Policy #2).
3. The justification and corollary development plan are not agreement with the following development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposal does not incorporate the required internal pedestrian connectivity facilities (A-DS5-1).
 - b. The proposal fails to conserve and protect environmentally sensitive areas, as it locates vehicular

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- use areas and gasoline pumps within the existing floodplain that drains to Cane Run creek (B-PR2-1, B-RE5-2)
- c. The request features significant grading in order to relocate the floodplain, and does not preserve the existing topography (B-PR9-1).
 - d. The proposed development does not incorporate any vertical elements to create a walkable streetscape along either of its respective frontages, and utilizes vehicular use areas around the entire perimeter of both structures (A-DS5-3)
 - e. The request has been recommended for disapproval by the Royal Springs Water Supply Protection Committee (B-RE5-3)
 - f. The request is characterized by uses that feature large amounts of impervious surface, and locates a significant portion of its parking in front of the respective structures (B-SU5-1; A-DS7-1)
- b. **VARIANCE** - In addition to the rezoning request above, the applicant requests a variance to reduce the minimum space required between automobile service stations along the same street frontage from 1,000' to 200'.

The Staff Recommends: **Disapproval**, of the variance for the following reasons:

1. The requested variance would result in an overconcentration of automobile service stations within this area, and could adversely impact the public welfare as the site drains to Cane Run creek, and further impacts the Royal Springs Aquifer.
 2. There are no special circumstances that are unique to the subject property that do not apply to other property in the vicinity that would justify the request. The spacing requirement is applied equally across the Corridor Business (B-3) zones, regardless of the location of their access points.
 3. The application of the regulation would not deprive the applicant of reasonable use of their property, as other viable uses without this spacing requirement would be possible at this location if rezoned to a B-3 zone.
 4. The variance request would be an unreasonable circumvention of the Zoning Ordinance, as the request would be an 80% reduction in the spacing requirement for such uses.
 5. The proposal received a recommendation of Disapproval from the Royal Springs Aquifer Water Supply Protection Committee due to the potential environmental threat to the drinking water supply for Scott County.
- c. **PLN-MJDP-25-00059: LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY) (1/29/26)*** – located at 1170 NEWTOWN PIKE, LEXINGTON, KY
Council District: 1
Project Contact: EA Partners

Note: The purpose of this plan is to depict the development of a automobile service station and hotel, in support of the requested zone change from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. 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)
2. 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)
3. Identify centerline of blueline stream on the property. (Environmental)
4. Addition of assigned addresses provided by Addressing Office. (Addressing)
5. Provide open space exhibit that corresponds to the site statistics, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)
6. Correct Note #14. (Planning)
7. Denote review and recommendations of Royal Springs Wellhead Springs Protection Committee. (Environmental & Planning)
8. Submit Tree Inventory Map as separate document, and add generalized note calling out any significant trees. (ZO Art. 26-4(b)) (Urban Forester)

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9. Two 35' crossings must be altered to a raised crossing or add "bump outs" at each crossing location. (ZO Art. 16-6(3)(c) & (d)) (Traffic & Planning)
10. Dimension the connection between the two lots and the radius of each commercial driveway. (Traffic)
11. Depict the driveways as having concrete aprons. (ZO Art. 16-15(i)) (Traffic)
12. Move the sidewalks to the back of the right of way rather than directly on the street as is typical for public/private cross-sections to match subdivision regulations for a similar cross-section. (LSR Exhibit 6-3) (Traffic)
13. A variance for an automobile service station within 1,000 feet from another station is required. (ZO Art. 8-20(b)(3)(a)) (Planning)
14. Denote cross-section of Newtown Pike. (ZO Art. 21-6) (Planning)
15. Depict stacking to pick-up window. (ZO Art 16-9) (Planning)
16. Dimension all driveways, walkways. (ZO Art 21-6(a)(5)) (Planning)
17. Remove all structures from FEMA floodplain. (ZO Art. 19) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 8-20(b)(3) - spacing of automobile service stations.

Design Considerations:

1. See Accela comments provided by the Division Engineering.
2. Legacy Trail alignment shown does not match the previous plats. (Engineering)
3. Verify canopy heights of both automobile service station and hotel entrance are at least a minimum of 13' 6". (Fire)
4. Double dumpster enclosure without gates will require six bollards along the back wall of the enclosure. (DSG) (Waste)
5. Discuss front yard limitations for VUA on Lot 1. (Planning)

Plan Questions or Concerns:

1. Discuss additional 17' depicted for pavement width. (Traffic)
2. The proposed development does not appear to have an existing service connection to public sanitary sewer. Where will the proposed facility connect to public sewer? (Engineering)
3. Does this plan comply with the state statutes and regulations concerning fuel tanks in and near floodplains? (Engineering)
4. Sole access to the proposed facilities is via an existing access easement almost completely in the floodplain. (Engineering)
5. What is a "moveable" water line easement? (Engineering)
6. Discuss whether Nandino Lane is intended to be dedicated as a private street or access easement. (Planning, Traffic, Engineering)
7. Discuss timing of roadway and trail improvements. (Planning)
8. Discuss compliance with ZO Art. 19-7(a)(2). (Planning)
9. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Article 19 of the Zoning Ordinance, the location of proposed underground tanks within the Royal Springs Aquifer Recharge Area, and questions about private street vs. private access easement. Additionally, the plan for the automobile service station does not comply with Articles 8 and 16 of the Zoning Ordinance.

Note: The Subdivision Committee did not review the application at the petitioners request.

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

1. Provided the Urban County Council approves the zone change to B-3; 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** (1/29/26)* – 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)** (1/29/26)* – 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))
 - Staff will report at the meeting.

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

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 Subdivision Committee Recommended: **Postponement.** There are questions regarding the environmentally sensitive area (sinkhole).

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 of environmentally sensitive areas.
7. Provided the Planning Commission grants the requested waiver.
8. Correct all noted deficiencies listed as "requirements not met" herein.

4. SUBTEXT ACQUISITIONS, LLC MAP AMENDMENT and HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC** (2/1/26)* – a petition for a zone map amendment from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 0.51 net (0.61 gross) acres for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549 and 553 S. Limestone.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The petitioner is proposing the Neighborhood Business zone to establish a high-density mixed-use building. The proposed development consists of an eight-story, 90-foot-tall mixed-use structure, with an integrated 215 space parking structure. The applicant is proposing a total of 170 residential units, with 491 bedrooms, and a density of 171 dwelling units per net acre. The request includes 1,000 square feet of first floor retail space, located along the S. Limestone frontage.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:

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- a. The proposal addresses a need for housing, and emphasizes the proposed increase in residential density along a major corridor (Theme A Goal #1.b & #1.d; Theme E, Goal #1.d). S. Limestone and Nicholasville Road are high-volume roadways that connect downtown to major employment and community activity areas.
 - b. The proposed development will be well connected, especially because it is located adjacent to future transit improvements and will improve the pedestrian facilities along Prall Street, Montmullin Street, and S. Limestone (Theme A, Goal #3.b).
 - c. The density and intensity of the proposed development will strengthen demand for transit along the corridor (Theme D, Goal #1.b).
 2. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The activation of the first floor with retail, landscaping, and amenity spaces creates a people first/ pedestrian friendly design that will create inviting streetscapes. (Design Policy #1, #5, and #6).
 - b. The request responds to the context of the corridor, providing additional density and intensity (Design Policy #4; Density Policy #1 and #2).
 - c. By locating the parking internally, within parking structures, the proposed development enhances walkability and bikeability (Design Policy #7).
 - d. The request will provide additional housing options for this area, which is predominately characterized by student housing in single family structures (Design Policy #8).
 - e. The proposed amenities and open space areas will provide neighborhood-focused open spaces with the interior courtyard and neighborhood-focused retail on the first floor, facing S. Limestone (Design Policy #9 and #12).
 3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request significantly increases the residential density on-site (A-DN-2-1; E-ST8-1), provides for pedestrian-oriented first floor commercial uses along the S. Limestone frontage (A-DN3-1), and helps encourage the success of transit by increasing the residential base near a proposed transit node (E-GR10-1; D-CO3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the request provides connectivity to the adjacent transit stop (A-DS1-2) improves the sidewalk connections along Montmullin and Prall Streets, provides for street trees and commercial uses to create a pedestrian friendly streetscape A-DS5-2), and is transit-oriented (AEQ5-2).
 - c. These proposed rezoning meets the criteria for Environmental Sustainability and Resiliency development criteria, as the site does not impact any environmentally sensitive areas (B-PR2-1), does not remove any significant trees (B-PR7-1), and provides for the addition of street trees along all three street frontages (D-SP10-1).
 - d. The proposal addresses the criteria for Site Design, provides activated first-floor uses and to create an activated streetscape (A-DS5-4), locates the parking within internal parking structures (A-DS7-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).
 - e. The proposed rezoning meets the criteria for Building Form, as it creates a high-density mixed-use development that is in line with the intensification of our corridors called for within the 2045 Imagine Lexington Comprehensive Plan and Imagine Nicholasville Road Corridor Study (A-DS4-2), and creates active first-floor uses along S. Limestone (D-PL2-1; A-DS5-3).
 4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00068 Hazen Property, Montmullin Street Subdivision (EVER Lexington) 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. **PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON)** (2/1/26)* – located at 545, 553, & 563 S. LIMESTONE, 121 PRALL STREET, & 118 MONTMULLIN STREET, LEXINGTON, KY
Note: The purpose of this plan is to depict a multi-story mixed use building in support of the requested zone change from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone.

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

Requirements Not Met:

1. Provide Open Space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)
3. Correct Note #4, changing "Article" to "Chapter". (Engineering)
4. Denote purpose of plan. (Planning)
5. Include north arrow on vicinity map. (Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning & Traffic)
7. Depict location of cross-sections on plan face. (ZO Art. 21-6(a)(6)) (Planning)
8. Submit Tree Inventory map as a separate document. (ZO Art. 26-4(b)) (Urban Forester)
9. Depict pedestrian entrances. (ZO Art. 16-6(a)(3)(ii)) (Planning & Traffic)
10. Addition of proposed cross-section for S. Limestone to depict how the proposed street trees will work with the building facade and sidewalk space. (Traffic)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Explain stormwater management plan. (Engineering)

Plan Questions or Concerns:

1. Provide dumpster enclosure and pad specifications that comply with the DSG at the time of final development plan. (Waste)
2. Where is the ramp located in the first floor? (Traffic)
3. Where is dumpster location and how will it be emptied? (Waste and Traffic)
4. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to B-1; 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 AMENDMENT

1. **PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE** – a text amendment to modify the Economic Development (ED) zone.

INITIATED BY: Cowgill Development, 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 changes to the supportive uses within the Economic Development (ED) zone will encourage a denser, more efficient use of land consistent with Theme A, Goal #1.b and Theme A Goal #5.f of the 2045 Comprehensive Plan.
2. The proposed text amendment increases flexibility for future developers of the Economic Development land; while maintaining a majority of the land within the development for principal, jobs-producing uses consistent with the intent of the zone to foster future job creation.

3. The proposed text amendment retains consistency with the provisions of the adopted Expansion Area Master Plan, which call for specific levels of green open space and limitations on residential density in support of Theme A, Goal C of the 2045 Comprehensive Plan.

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 six applications on the agenda for consideration by the Board of Adjustment at their meeting on January 12, 2026. Six applications were for conditional use permits. Of the conditional use permit applications, two were for short term rentals, one was for expansion of a place of religious assembly. Three were for combined applications. Two combined applications were for a short-term rental in the agricultural area when the spacing of one mile was not being met. One combined application was for a 12-bed Fraternity House and a reduced landscape buffer.

The Board approved four (4) of the conditional use permits. Two (2) STRs and one (1) conditional use to expand a place of religious assembly were approved. One (1) combined application was approved with findings. One combined application was disapproved. One combined application was postponed to the February 9, 2026 meeting.

Development and Subdivision Plan Certification - December

1. PLN-MNSUB-25-00044: George West Estate Property (Howard Property) (amd)
2. PLN-MNSUB-25-00046: Brock McVey & Barry Dotson, Unit 2B, Blk A, Lots 2 & 3
3. PLN-MNSUB-25-00047: Pratt Addition, Lots 11a, & 11c
4. PLN-MNSUB-25-00052: Huber Real Estate No. 1, LLC (We Kings Three, LLC/Cohen Brothers Lexington Property, LLC)
5. PLN-MNSUB-25-00053: Charles Y. Schroyer Property, Lot 3C
6. PLN-MNSUB-25-00054: CCNS Investments, LLC
7. PLN-MNSUB-25-00055: Norton Property
8. PLN-MNSUB-25-00056: Lochmere, Tract 4, Lot 1 "Andover Club Course"
9. PLN-MNSUB-25-00058: Cooper Property (Cope, Mitchell & Cooper Property) (Waldorf Way), Lot 10
10. PLN-FRP-25-00003: Stephens & Winslow Subdivision (Parsons Green Development Property, LLC)
11. PLN-MNDP-24-00022: Ramsey Sullivan Property, Lot 1 (amd)
12. PLN-MJDP-25-00032: Interstate Park Property (iVCP Athens South, LLC) (amd)
13. PLN-MJDP-25-00037: Stonewall Shopping Center (amd)
14. PLN-MJDP-25-00041: Vernon & Roxie Harris Property
15. PLN-MJDP-25-00045: First Security National Bank (Plaza Properties, Inc Lot 2 & 3) (7 Brew Coffee-Clays Mill) (amd)
16. PLN-MJDP-25-00049: Patchen Wilkes, Unit 2, Lot 8
17. PLN-MJDP-25-00050: Canebrake Subdivision, Unit 1 (Baesler Property)
18. PLN-MJDP-25-00060: Ensminger & Martha Property and Shah Property
19. PLN-MJDP-25-00066: Aylesford Addition, Block 5, Lots 1, 2, & 3 (Woodland Village)
20. PLN-MJDP-25-00071: Greathouse Property (The Village at Great Acres, Lot 9) (amd)

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– December 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

- Prepared specifications to use NPMRDS and 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 5 new street segments with GIS Dept for addition to Street Centerline data set.
- Meeting with LexTran's Ford McElroy around GIS sharing and data development
- Meetings with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Pulled monthly crash data for Fayette and Jessamine County

2.0 Identify & Prioritize Projects

- Attended (2) paving meetings and followed up with recommended striping changes
- Attended (5) meetings with micro mobility companies
- Met to discuss project scope for Main and Vine quick build proposal to HSIP
- Attended various meetings with Wilmore council members and the mayor around a TAP application for the Wilmore Trail Design.
- Attended a final report review meeting with KYTC and their consultant regarding the US 27 feasibility study

3.0 Program & Project Implementation

- There was one modification to the FY 2025-2028 TIP in December.
 - Modification 14 - UPWP Amendment 1 (Revised)
- Work continued on the update of the Transportation Improvement Program (TIP)
- Attended a STREEET safety task force meeting
- Met with several Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP
- Attended a meeting to discuss the Bike/Ped Masterplan update
- Meeting with populus to discuss digital enforcement of shared mobility vehicles
- Roundabout design and development for intersections on the HIN
- Meeting with Traffic Engineering for scoping roundabout projects for the Streets Taskforce funding

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)
- Meetings around traffic calming designs consistent with fire regulations and requirements for access for new development
- Meeting with Brad Boaz to lineout design for Parkhills development to meet ADA.
- Attended a monthly ZOTA workgroup meeting

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Updated 2026 MPO calendar on Google calendar/website
- Social Media Stats for December:
 - MPO Website:
 - 1,580 users, 2,113 views
 - MPO Facebook:
 - 3 new followers, 12 posts, reached 419 users, and had 10 interactions.
 - LexBikeWalk Facebook:
 - 8 new followers, 8 posts, reached 12.2k users, and had 124 interactions.
 - LexBikeWalk Instagram:

- 22 new followers, 8 posts, reached 6.9k and had 445 interactions.
- Worked on the following social media outreach initiatives:
 - Podcast concept and logistics meetings
 - Photo editing and distribution for newsletter
 - Social media posting for merry and bright bike ride
 - Public engagement and content meeting with PIE Team
 - Creation of Year end MPO recap video
 - Love to Ride Winter Wheelers meeting
- Met to discuss the Smart Growth America contract scope
- Met with UK to discuss bike share and scooter partnership
- Participated in Admin Specialists interviews
- Participated in Municipal Engineering interview panels
- Met to discuss Strategic Planning for 2026 Complete Streets and Vision Zero initiatives
- Attended a meeting to discuss Safe Routes to School initiative with HSIP
- Attended a meeting to discuss Safe Routes to School initiative
- Attended Safe Routes to School Focus Group
- Continued work on the Lexington Safety Action Plan
- Worked on the High Injury Network update
- Complete streets meetings, baseline data development for evaluation
- Attended safe routes to schools community engagement meeting
- Blue Sky SAP MPO and complete streets discussion
- Attended Wilmore BPAC meeting

6.0 Program Administration

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
 - Bicycle-Pedestrian Advisory Committee (BPAC)
 - Transportation Technical Coordinating Committee (TTCC)
 - Safety Work Group
- Reviewed six proposals for the upcoming Winchester Road Corridor Transportation & Land Use Study. The RFP was released on October 29 with proposals due on December 3.
- Coordinated with WSP, the firm selected for the Winchester Road Corridor Transportation & Land Use Study, to start the contract process.
- Coordinated with Federated Transportation Services of the Bluegrass (FTSB) director on financial matters
- Conducted performance evaluation with Board Committee for FTSB Director position.
- Shared mobility policy oversight and enforcement
- Attended meeting of the AMPO audit review committee
- Attended a meeting with representatives of Kentuckians for Better Transportation
- Attended a meeting with FTA and KYTC Office of Transportation Delivery regarding Amendment 1 to the FY 26 Unified Planning Work Program
- Attended Lextran Board Meeting
- Attended FTSB board meeting
- Staff attended the following training sessions, conferences and webcasts:
 - AMPO "Tuned In: A National Dialogue"
 - "Multi-Modal Transportation Impact Studies."
 - "AICP Exam Prep"
 - StreetLight InSight Congestion Management Training

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 February 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building.....February 5, 2026
Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building February 5, 2026
Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center. **February 12, 2026**
Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix BuildingFebruary 19, 2026
Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building February 25, 2026
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center **February 26, 2026**

TW/DC/JY/CC/PO

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