

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

March 26, 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 February 12, 2026 and February 26, 2026 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, March 5, 2026 at 8:30 a.m. The meeting was attended by Commission members Frank Penn, 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, Cheryl Gallt, Paula Owens; Firefighter Embry Beatty, Division of Fire and Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, March 5, 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, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Jeremy Young, Chris Chaney, Ryelle Browning, Ben Wolford; Tracy Jones and Brittany Smith, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

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

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

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

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

The procedure for these hearings is as follows:

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

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

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

- a. **PLN-MAR-25-00015: BALL HOMES, INC.** (3/26/26)*– 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.

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- e. D-CO2-1: Development should create and/or expand a connected multimodal transportation network that satisfies all users' needs.
- f. D-CO4-2: Provide multiple route options (grid type structure) to alleviate congestion in lieu of additional lanes upon existing roadways.
- g. B-PR2-2: Development should include regularly spaced access with an adequate width to the greenway network and conservation areas.
- h. B-PR2-1: Impact on environmentally sensitive areas should be minimized within and adjacent to the proposed development site.
- i. B-RE5-2: Floodplains should be incorporated into accessible green space, and additional protection should be provided to areas around them.
- j. C-LI8-1: Development should enhance a well-connected and activated public realm.
- k. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.

- b. **PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY** (3/26/26)* – located at 451 CHILESBURG ROAD, LEXINGTON, KY
Council District: 7
Project Contact: EA Partners

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)

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

Plan Questions or Concerns:

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

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

1. Provided the Urban County Council approves the zone change to EAR-2; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

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** (3/26/26)* – 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

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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 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) (3/26/26)*** – 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)

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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)
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. HILLPOINTE, LLC MAP AMMENDMENT REQUEST AND WHITE FARM DEVELOPMENT PLAN

- a. **PLN-MAR-26-00002: HILLPOINTE, LLC** (5/3/26)* – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Medium Density Residential (R-4) zone for 38.998 net (39.148 gross) acres for property located at 3515 Richmond Road (a portion of).

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Note: The petitioner is proposing to construct 117 single-family townhouse units and 480 multi-family units for a density of approximately 15.3 units per acre.

The Zoning Committee Recommended: **Postponement**.

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

1. The applicant should provide further information on the following Policies of the Comprehensive Plan:
 - a. Design policy #5: Provide pedestrian-friendly street patterns & walkable blocks to create inviting streetscapes.
 - b. Design policy #3: Multi-family residential developments should comply with the Multi-Family Design Standards in Appendix A.
 - c. Design Policy #9: Provide neighborhood-focused open spaces or parks within walking distance of residential uses.
 - d. Sustainability policy #4: Reduce and mitigate negative environmental impacts of impervious surfaces and vehicle use areas.
2. The applicant should provide further information on the following Development Criteria:
 - a. A-DS13-1 Stub streets should be connected.
 - b. D-CO5-1 Streets should be designed with shorter block lengths, narrower widths, and traffic calming features.
 - c. B-SU4-1 Development should minimize and/or mitigate impervious surfaces.
 - d. C-PS10-2 Over-parking of new developments should be avoided.

- b. **PLN-MJDP-26-00012: WHITE FARM** (5/3/26)* – located at 3515 RICHMOND ROAD, LEXINGTON, KY
Council District: 7
Project Contact: CMW, Inc.

Note: The purpose of this plan is to depict the development of 16 multi-family buildings, 117 townhomes, parking, circulation, and a public street, in support of the requested zone change from an Agricultural Urban (A-U) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Planning & Engineering)

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2. Provide dumpster enclosure and concrete pad specifications that comply with the DSG. (Waste Management)
3. Provide open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
4. The plan is creating a block length of greater than 1000'. Revision will be necessary. (LSR 6-4(a)) (Traffic)
5. Traffic calming measures shall be integrated into all existing and proposed street designs to improve public safety, ensure safe operating speeds, and facilitate context sensitive design that results in a safe multi-modal street network. (LSR 6-9) (Traffic)
6. Depict easements for stormwater controls. (Engineering)
7. Correct spelling error in cross-section D-D. (Planning)
8. Depict appropriate termination of a private street (cross-section E-E) on both sides of Dabney Drive. (Planning)
9. Depict appropriate collector cross-section for Dabney Drive. (Planning)

Waiver(s) Necessary:

1. LSR 6-4(a) and Exhibits 6-1 & 6-3 - Street cross-section and block length.
2. LSR 6-8(b) and 6-8(f) - Termination of a street.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Dumpster enclosure (close to building #9) might need to be adjusted for the truck to service. (Waste Management)
3. One parking spot (close to building #1) will need to be striped off for no parking. (Waste Management)
4. Townhome units will require 4 street names to be submitted to Office of Addressing for approval. (Addressing)
5. All pedestrian crossings wider than 24' will need to be raised crossings. All sidewalks will need to be dimensioned at 5' in width and 7' in width where adjacent to parking stalls. Bicycle parking will need to be distributed accordance with ZO Art. 16-12. Please use a table to allocate the parking per multi-family unit. (Bike/Ped)
6. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
7. No Parking will be allowed on the 26' drive aisle throughout the development. (Fire)
8. Move sidewalk back off of the curb to ensure construction of ADA pathway with so many driveways. (Traffic)
9. Cross-section D-D is not exactly like the standard, but it appears to be in general agreement with the drive lane width, and improved pedestrian access. If the cross-section doesn't match the standard a waiver will be required. (Engineering)
10. OPSS fee/Privilege fees are required. (Engineering)

Plan Questions or Concerns:

1. Discuss potential for creating private streets in townhome area. (Planning)
2. Discuss need for waiver at time of PSP/FDP for street cross-sections. (Planning)
3. Will townhomes front internal driveways? (Planning & Engineering)
4. When would the future park sidewalk connection be made? (Traffic)
5. Will the townhome street be built to access easement standards or street standards? (Traffic)
6. Discuss the need for a sewer line extension and location of connection. (Engineering)
7. Is the proposed horizontal alignment of the proposed Dabney Dr. extension compliant with LFUCG Engineering technical manuals and Land Subdivision Regulations? (Engineering)
8. Discuss how the storm would outfall. (Engineering)
9. Have the basins shown been sized for this development yet? Is it deep enough to collect this entire development? (Engineering)
10. Discuss the proposal for stormwater management, quality and quantity? (ZO Art. 21-6(a)(9)) (Engineering)

The Subdivision Committee Recommended: **Postponement**. There are questions regarding parking, streets, and circulation.

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

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, 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 the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Provided the Planning Commission grants the requested waiver for street cross-section, block length, and termination of a street.
8. Correct all noted deficiencies listed as "requirements not met" herein.

4. 4184 TODDS, LLC MAP AMMENDMENT REQUEST AND CROSSROADS CHURCH (LOT 3) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00003: 4184 TODDS, LLC** (5/3/26)* – a petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone and Agricultural Rural (A-R) zone to an Expansion Area Residential-2 (EAR-2) zone and Medium Density Residential (R-4) zone for 2.33 net (2.77 gross) acres for property located at 4184 Todds Road.

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Note: The petitioner is proposing to construct 20 townhomes on 2.33 acres. The applicant's proposal results in a total residential density of approximately 8.6 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 address the lots that exceed the maximum size for the proposed zone.
 3. The applicant should provide further information on the following development criteria: a. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
- b. **PLN-MJDP-26-00007: CROSSROADS CHURCH (LOT 3)** (5/3/26)* – located at 4184 TODDS ROAD, LEXINGTON, KY
Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to depict the construction of 20 townhomes and associated parking, in support of the requested zone change from an Expansion Area-1 (EAR-1) zone and Agricultural Rural (A-R) zone to an Expansion Area-2 (EAR-2) zone and Medium Density Residential (R-4) zone.

Requirements Not Met:

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

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. (ZO 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)&(c))
3. Addition of street cross-section for existing and proposed access easement. (ZO Art. 21-6(a)(6)) (Planning & Engineering)
4. Remove proposed property boundaries for Group Residential (ZO Art. 9-4 & Art. 8-1(f)) (Planning)
5. Denote the front and rear of the townhomes. (ZO Art. 21-6(a)(8)) (Planning)
6. Denote maintenance for common area, access easement, parking and stormwater. (ZO Art. 21-6(a)(6)) (Planning & Engineering)
7. Label landscape buffer areas for zone-to-zone, VUA, and perimeter. (ZO Art. 18-3) (Landscape Planning)
8. Provide open space exhibit that includes open space for group residential, and include open space requirements in the site statistics as a percentage. (ZO Art 20-2(b) & 3) (Open Space & Planning)
9. Continue roadway improvements to Todds Road similar to the previously developed apartment lot. (Traffic)
10. Provide a Tree Inventory Map as a separate document with all required information. (ZO Art. 26-4(b)) (Urban Forester)
11. Add purpose note for the amendment to the development plan. (ZO Art. 21-7(d)(2)) (Engineering)
12. Depict all existing and proposed easements. (ZO 21-6 (a)(10)) (Engineering)
13. Label the proposed access easements for the access to the townhouse properties. (Engineering)

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. The Garden Estates pump station, that you will most likely connect to, is private. (DWQ-Sanitary)

Plan Questions or Concerns:

1. Discuss 20' side yard between buildings. (ZO Art. 21-6(a)(8)) (Planning)
2. Discuss sewer connection to commercial. (ZO Art. 21-6(a)(10)) (Planning & Engineering)
3. Discuss improvements to Todds Road for curb, gutter, and sidewalk. (ZO Art. 21-6(a)(6)) (Planning)
4. Is a dumpster planned for this location? (Waste Management)
5. Discuss frontage and access to right-of-way. (Planning & Traffic)
6. Are the driveways supposed to be access easements? (Engineering)
7. Is a sanitary sewer tap available for each proposed lot? (Engineering)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9) & SWM 1.5.6) (Engineering)
9. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement**. The depicted lotting and sewer do not meet the Zoning Ordinance and Land Subdivision Regulations.

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

1. Provided the Urban County Council approves the zone change to EAR-2 and R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

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.

- A. **LEXINGTON'S PRESERVATION AND GROWTH MANAGEMENT PROGRAM** – a public hearing to addend the 2023 Comprehensive Plan: Imagine Lexington 2045 by incorporating Lexington's Preservation and Growth Management Program (LPGMP).

VII. STAFF ITEMS

PLANNING SERVICES ACTIVITY REPORT – February 2026

Board of Adjustment

There were seven applications on the agenda for consideration by the Board of Adjustment at their meeting on March 9, 2026.

There were two (2) applications requesting variances and condition use permit. Both applications requested a variance to reduce the spacing requirements between short-term rentals in an (A-R) zone and conditional use permit for an un-hosted STR.

There were five (5) applications on the agenda requesting conditional use permits.

1. Three (3) of the conditional use applications requested a permit for a short-term rental in residential zones.
2. One (1) of the conditional use applications requested that the regulations for the lot zoned (R-2) be extended to the (B-1) portion of the property in order to host an un-hosted short-term rental.
3. One (1) conditional use permit was requested for a rehabilitation home within a Neighborhood Character Design Overlay (ND-1).

The Board disapproved the two (2) requests for a variance and conditional use permit for an un-hosted short-term rental in an (A-R) zone. The Board approved four (4) conditional use permits for un-hosted short-term rentals. The Board voted to postpone hearing the condition use request for a rehabilitation home until the April 13, 2026 BOA hearing.

Development and Subdivision Plan Certification

1. PLN-MNSUB-25-00003: Patchen Wilkes, Unit 1, Phase 2
2. PLN-MNSUB-25-00049: Interstate Service Center - Unit 3, lot 1 & Unit 6, Lot 1
3. PLN-MNSUB-25-00051: Suburban Pointe Subdivision (Suburban Land Holding Co.)
4. PLN-MNSUB-25-00059: Marlboro Manor Unit 2C & Lexington Motel, A Partnership
5. PLN-MNSUB-25-00061: Eastland Subdivision, Lots 82-92

6. PLN-MNSUB-25-00064: Westwood Park, Lot 20 & Forest Park Addition (a portion of Tract 5)
7. PLN-FRP-23-00021: The Peninsula, Unit 1-D (Section 2)
8. PLN-MNDP-25-00021: Tates Creek Centre, Lot 9
9. PLN-MNDP-26-00001: Eastwood (Liberty Woods) Unit G, Sect. 1, Lot 7
10. PLN-MJDP-25-00031: Marlboro Manor Subdivision, Lexington Motel (Blair Property & Koppius & Hart Property) (AMD)
11. PLN-MJDP-25-00038: Givens Property (Holbrook Car wash) (AMD)
12. PLN-MJDP-25-00065: Samuel H Bryan, Tract 8 (Carnes Property)
13. PLN-MJDP-25-00068: Hazen Property, Montmullin Street Subdivision (EVER Lexington)
14. PLN-MJDP-25-00073: Beaumont Farm, Unit 1, BLK, B, Sec 1, Lot 3 (Texas Roadhouse) (AMD)

Office of Growth Management (Long Range Planning / Outreach & Strategic Planning)

Plans & Studies

- Downtown Area Master Plan
 - Convened Downtown Master Plan Advisory Committee on 2/11 and led a walking tour of downtown for committee members
 - Met with people experiencing homelessness to discuss Downtown Master Plan on 2/13
 - Attended William Wells Brown Neighborhood Association meeting on 2/19
 - Gave update to Urban County Council on 2/23
 - Met with the Downtown Development Authority on 2/24
 - Participated in LexCount on 2/25
 - Attended Chevy Chase Neighborhood Association meeting on 2/26
- Blue Sky Small Area Plan
 - Presented to the General Government and Planning Committee on 2/10
 - Convened Blue Sky Small Area Plan Advisory Committee on 2/19
- Infrastructure Funding Plan: Participated in infrastructure planning efforts for Urban Growth Master Plan areas
- Winchester Road Corridor Plan: Determined structure of internal advisory group and steering committee, made plans for internal kickoff meeting, and clarified team roles

Projects & Initiatives

- Complete Streets: Continued drafting Complete Streets Design Manual based on the Roadway Engineering Manual, Traffic Management Guide, and Subdivision Regulations. Also compiled a list of policies and regulatory changes Planning has developed and implemented in support of Complete Streets for a bi-annual report.
- STREEETS Task Force: Concluded participation in the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives; final report was presented to Council at the 2/10 work session (view presentation)
- Lexington Preservation & Growth Management Program: Council gave final approval to the LPGMP ordinance at their meeting on 2/12, enacting it into law.

Zoning & Subdivision Regulation Amendments

- UGMP: Reviewed draft text for the ZOTA and SRA to implement the Urban Growth Master Plan
- Unified Development Code: Reviewed responses to request for proposals
- Landscaping & Trees: Started drafting language for the ZOTA and laying the groundwork for community outreach
- Floodplains: Drafted updated language for Article 19

General Outreach

- Planning Newsletter: Distributed the January Edition of Sounds like a Plan newsletter.
- Neighborhood Voices: Continued making plans for a community event in April and collaborated with the First District Council office, the Smithtown Neighborhood Association, and Foodchain on a food distribution initiative at Coolavin Park during FCPS spring break.
- Community Engagement:
 - Engaged with high school students at CivicLex's Lafayette High School Civic Expo on 2/12
 - Participated in the Lex End Homelessness Continuum of Care's annual point-in-time count on 2/25

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT – February 2026

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 and organized by sub-category.

1.0 Transportation System Data & Monitoring

- Data Collection & Processing
 - Processed NPMRDS, StreetLight, and other data sources for the CM Bottleneck 2026 Study, including finalizing specifications and conducting internal CMAQ Work Group meetings to collect roadway congestion data.
 - Cleaned, processed, and analyzed 2020-2024 crash data; developed charts and tables for the Safety Action Plan and collected supporting collision datasets.
 - Pulled monthly crash data for Fayette and Jessamine County.
 - Met with KYTC HSIP to discuss intersection data.
 - Began compiling school enrollment data for the Travel Demand Model update.
 - Conducted Safe Routes to School data assessment.
- Performance Monitoring & Targets
 - Reviewed and prepared CY 2026 MPO Regional Highway Safety Targets.
- GIS & Mapping
 - Conducted meetings with GIS and work associated with updating a new version of the interactive bicycle map for Fayette County.
 - Met to discuss GIS Project Tracking with Engineering.
- Data Strategy & Policy
 - Developed Complete Streets evaluation data, including baseline data, policy data reporting strategy, and the Vision Zero data strategy for the CS Report Out.
 - Met to discuss LFUCG and Smart Growth America data sharing.
 - Met to discuss final data analysis and report on the High St. Quick Build.

2.0 Identify & Prioritize Projects

- Long-Range Planning & MTP
 - Reviewed and discussed Long-Range transportation planning goals through year 2050.
- State & Regional Project Prioritization
 - Reviewed the Governor's Recommended State Highway Plan and participated in a discussion with the Mayor's office regarding Fayette County priorities.
- Safety & Action Plans
 - Met to discuss and coordinate the Safety Action Plan update and participated in coordination discussions.
- System Architecture
 - Reviewed FHWA regulations (including 23 CFR 940) and requirements to assess and update the MPO regional Intelligent Transportation System (ITS) Architecture documents.
- Micro-Mobility & Transit Planning
 - Attended meetings with micro mobility companies and conducted follow-up.

3.0 Program & Project Implementation

- Transportation Improvement Program (TIP)
 - Worked on the update of the Transportation Improvement Program (TIP), including formatting the text and tables, discussing potential changes to the format and developing a list of projects.
 - There were two modifications to the TIP in February:
 - Modification 18: KY 1681 Minor Curve Widening, W Loudon Streetscape
 - Modification 19: LexTran LoNo Grant for 2 CNG Buses
- Vision Zero & Safety Projects
 - Participated in multiple discussions and coordination meetings regarding the North New Circle Safety Project and its funding, including meetings with KYTC District 7 staff.
 - Met with Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP.
 - Participated in strategy check-ins and coordination discussions related to the Annual Vision Zero Report and Complete Streets Report development, including reviewing draft materials.
 - Conducted roundabout design and development for intersections on the High Injury Network.
 - Continued work on the Lexington Safety Action Plan.

- Met with Vision Zero Louisville for a monthly peer exchange.
- Complete Streets & Quick Builds
 - Attended Complete Streets internal advisory committee meetings, and met to discuss the Complete Streets Work Plan with managers.
 - Met with KYTC staff, Smart Growth America, Traffic Engineering, and Community Partners to coordinate Complete Streets implementation.
 - Attended the Smart Growth America/Complete Streets Advisory Team bi-weekly meeting.
 - Developed traffic calming concepts for the Complete Streets manual.
 - Conducted final recommendation review for the High St. demonstration project.
 - Attended the kickoff meeting for the Main St and Vine St quick build project.
 - Met to discuss the NTMP Review Strategy and Quick Build Process Refinement.
- Transit & Shared Mobility Implementation
 - Worked with Via Creative group to get quotes for the renewal of art panels in two Lextran bus shelters.
 - Met with Populus to discuss digital enforcement of shared mobility vehicles.
- Community & Corridor Projects
 - Met to discuss the RCC MLK Blvd Project with the core project team, attended RCC meetings, developed Reimagine the Civic Commons concepts, and met to discuss a tree inventory.

4.0 Land Use & Transportation Impact

- Zoning & Development Review
 - Attended regular ZOTA workgroup meetings.
 - Attended LFUCG Planning Services meetings, including the Subdivision Committee, Zoning Case Review, Zoning Monthly Application Meeting, and Zoning Staff Review Meeting.
 - Attended and evaluated projects at several pre-application conferences (245 Ruccio Way, 1051 S Broadway, 633 S Broadway, 3000 Clays Mill Road, 4865 Bates Creek Road), including researching surrounding roadways, analyzing access points, and locating multimodal facilities for S Broadway developments.
- Traffic Impact & Mitigation Studies
 - Reviewed a Transportation Impact Study and Parking Demand Mitigation Study for 3515 Richmond Road, collaborating with Traffic Engineering and Planning Services regarding roadway design, pedestrian/transit connections, and parking mitigation.
- Corridor & Small Area Planning
 - Participated in internal advisory group meetings to discuss the Winchester Rd Corridor Study, including the pros and cons of having an external LFUCG advisory group.
 - Participated in discussions and follow-up meetings regarding the I-75 / Athens-Boonesboro Rd interchange as part of the Blue Sky Small Area Plan.
 - Participated in the Downtown Master Plan Community Meeting.
- Design Standards & Local Regulations
 - Attended meetings around traffic calming designs consistent with fire regulations and requirements for access for new development, including an auto turn review of concepts and local street design review for Fire.
 - Continued work with Traffic Engineering for the traffic calming standards manual.

5.0 Participation & Outreach

- Digital Engagement & Social Media
 - Social Media Stats for February included: 735 users and 1,085 views on the MPO Website; 6 new followers, 11 posts, 623 users reached, and 18 interactions on the MPO Facebook; 79 new followers, 12 posts, 419.7k users reached, and 3.5k interactions on the LexBikeWalk Facebook; and 37 new followers, 12 posts, 4.2k reached, and 747 interactions on the LexBikeWalk Instagram.
 - Attended a social media meeting with OGM and designed social media posts, including Black History Month content.
 - Attended a website design meeting for Lexingtonky.gov and coordinated with the GIS Dept for an online project map format change.
- Community Events & Public Meetings
 - Attended Lafayette High School Expo.
 - Attended monthly outreach meetings and a Complete Streets engagement meeting.

- Met with SADD for introductions and future partnerships, including discussing high school and middle school mentoring/teaching in West Jessamine.
- Addressed Q&A from citizens and surrounding communities through email and phone conversations.
- Attended Safe Routes to Schools meeting.
- Attended a meeting to discuss StreetFest.
- Strategic Communications & Campaigns
 - Attended LoveToRide contract meetings.
 - Designed a presentation on the High St. Pilot project.
 - Met to discuss Communication Strategy for Complete Streets Report Out.
 - Reviewed "Sounds Like a Plan" newsletter from Lexington's Division of Planning

6.0 Program Administration

- MPO Committee Management
 - Conducted and attended regular MPO committee meetings, including the Safety Work Group, Transportation Technical Coordination Committee (TTCC), Transportation Policy Committee (TPC), and Bicycle Pedestrian Advisory Committee (BPAC).
 - Documented CMAQ Work Group previous meeting summary notes and prepared a cancellation notice for the March meeting.
- Work Program & Financial Administration
 - Submitted a draft of the FY 2027 Unified Planning Work Program to KYTC, FHWA, and FTA, and reviewed the FY 2027 MPO Planning Budget.
 - Coordinated financial oversight for FTSB via check signing.
 - Administered shared mobility policy oversight and enforcement.
- Interagency Coordination
 - Attended LFUCG Council Environmental Quality and Public Works Committee meeting for a presentation by Lextran.
 - Attended a meeting with Jessamine County and City of Nicholasville representatives to review and discuss the concept of Transportation Improvement Districts.
 - Attended the Lextran Board Meeting.
 - Attended the LFUCG Council Work Session.
 - Conducted and participated in regular MPO Staff weekly meetings.
 - Participated in AMPO Applied Research and Training (ART) Committee work sessions, and met with the committee leadership.
 - Met with AMPO and HDR to discuss the RSA Workshop for the AMPO Tech Symposium.
- Staff Training & Professional Development
 - Presented an overview of the MPO and transportation planning process for a division of planning orientation.
 - Attended training webcasts: "Risk Management Guidelines and Recommendations for Private Sector Planners and Other Design Professionals" and "It's All About the BASICS" on the upcoming federal transportation act.
 - Participated as a panelist for engineering tech interviews.

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 April 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	April 2, 2026
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	April 2, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.	April 9, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	April 16, 2026
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	April 29, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov't Center	April 23, 2026
Work Session, Thursday 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building.....	April 30, 2026

TW/DC/JY/CC/BW