

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

April 23, 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 March 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 Land Subdivision Committee met on Thursday April 2, 2026 at 8:30 a.m. Committee members in attendance were Vaughan Adkins, Division of Engineering; Steve Parker, Division of Traffic Engineering; Eric Sutherland, Brooke Gray, Lane Gilliam, Division of Environmental Services; Embry Beatty, Division of Fire; Rob Volpenhein, Addressing Office; Scott Burton, Division of Waste Management; Eve Miller and Scott Thompson, Division of Planning; Chris Dent, Division of Water Quality; and Tyler Skaggs, Kentucky Utilities. Other staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, and Paula Owens; 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, April 2, 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, 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.

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

1. **ANDERSON ANDOVER COUNTRY CLUB, LLC MAP AMENDMENT REQUEST AND LOCHMERE TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) DEVELOPMENT PLAN**

- a. **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC** (4/23/26)* – a petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone for 0.368 net (0.397 gross) acres for property located at 3433 Country Club Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing the Neighborhood Business zone to expand an existing parking lot that is accessory to a restaurant, banquet facility and athletic facility. The request would result in the addition of twenty-six (26) new parking spaces.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The addition of the parking will help ensure the continued viability of a neighborhood amenity and gathering point (Theme A, Goal 3.d).
 - b. The proposal will ensure that the site remains accessible by various transportation modes (Theme A, Goal #3.b).
 - c. The proposal can be constructed with minimal environmental impact (Theme A, Goal #3.c).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The site has multi-modal access (Design Policy #4, #5 and #7).
 - b. The project invests in an existing neighborhood (Design Policy #10).
 - c. The proposed parking expansion increases access to neighborhood amenities (Livability Policy #6).
3. The requested Neighborhood Business (B-1) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use, as the request expands the ability to accommodate vehicular traffic for local residents (A-DS12-1 and E-ST8-2), and does not detract from the existing pedestrian facilities on-site (A-DN3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the development retains the connectivity with the existing neighborhood and planned townhome development (A-DS4-1), and utilizes shared parking among the three businesses located on the adjacent property (C-PS10-1).
 - c. These proposed rezoning meets the criteria of Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1).
 - d. The proposal addresses the criteria for Site Design as the businesses located on the adjacent property provide amenities within neighborhood focused open spaces (A-DS9-1), and the request does not result in over-parking (C-PS10-2).
 - e. The proposed rezoning meets the criteria for Building Form, as the parking addition is in scale with the existing commercial use and the adjoining residential development (A-DS4-2).

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4. This recommendation is made subject to approval and certification of PLN-MJDP-26-00015: LOCHMERE, TRACT 4, LOT 1B (A PORTION OF) (ANDOVER GOLF COURSE) 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-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER CLUB)** (5/3/26)* – located at 3433 COUNTRY CLUB DRIVE, LEXINGTON, KY
Council District: 7
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a new parking area, and a revised townhome and circulation layout, in support of the requested zone change from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) 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. (ZO Art. 21(b)(3)) (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. Upload Open Space exhibit to Accela and include the open space requirements in the site statistics as a percentage. (Open Space)
4. Denote and label height of canopy. (ZO Art. 21-6(a)(8)) (Planning)
5. Addition of addresses for all properties. (ZO Art. 21-6(a)(14)) (Planning)
6. Addition of building line. (ZO Art. 21-6(a)(14)) (Planning)
7. Addition of missing information from previous plan. ((ZO Art. 21-6(a)(5)) (Planning)
8. Complete details in site statistics box. (ZO Art. 21-6(a)(13)) (Planning)
9. Addition of note on street cross-section B-B from previous plan, "No parking on street except as noted for mailbox," and label landscape median. (ZO Art. 21-6(a)(6)) (Planning)
10. Resolve any easement conflicts prior to obtaining a building permit. (SS&PS Manual 6.9.2) (Engineering)
11. Provide a turn-around greater than 150'. (Fire)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for assignment of address(es)/suite numbers. (Addressing)
3. Is the pond a standalone or does it connect to a blueline stream? (Environmental)
4. Discuss turnaround for new parking. (Fire)
5. Discuss loss of turnaround on Country Club Drive and loss of dumpster. ((ZO Art. 21-6(a)(6)) (Planning)
6. Discuss easement conflicts for homes on Country Club Drive. (ZO Art. 21-6(a)(10)) (Planning)
7. Discuss plan expiration. (Signed 6/3/20) (Planning)
8. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)

Plan Questions or Concerns:

1. 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, 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 and vegetative areas.

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6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

2. BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH MAP AMENDMENT REQUEST AND CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT DEVELOPMENT PLAN

- a. **PLN-MAR-26-00006: BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH** (4/23/26)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone for 5.45 net (5.59 gross) acres for property located at 3000 Clays Mill Road. In addition to the rezoning request, the applicant is requesting a conditional use permit for a place of religious assembly and childcare center accessory to a place of religious assembly and a variance to reduce the landscape and buffer from 8 feet to 1.7 feet.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is proposing the rezoning of the subject property to convert a portion of an existing structure into 5 apartment units.

The Zoning Committee Recommended: **Approval.**

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

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The addition of residential units will help meet housing demand (Theme A, Goal #1.c).
 - b. The proposal will expand housing variety and choice (Theme A, Goal #1.b).
 - c. The proposal will result in minimal environmental impact (Theme A, Goal #3.c).
 - d. The request will increase the utility of an underutilized parcel (Theme A, Goal #2.a and Goal #2.d).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will comply with the Multi-Family Design Standards (Design Policy #3).
 - b. The project would provide infill residential units (Density Policy # 2).
 - c. The applicant stated that these units are intended to meet a wide range of income levels (Equity Policy #3).
 - d. The new use would integrate well with the existing community (Equity Policy #9).
 - e. The project would involve the reuse of an existing structure (Growth Policy #9).
3. The requested Medium Density Residential (R-4) zone is in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use by increasing density with a mixed-use infill project (A-DN2-1 & B-SU3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability by providing pedestrian access (A-DS4-1) and utilizing shared parking (C-PS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposed plan does not require removal any trees (B-PR7-1), could be accomplished with minimal grading (B-PR9-1) and will incorporate native plants and trees (B-SU11-1) and increase the tree canopy (B-RE1-1) .
 - d. The request meets the requirements for Site Design by providing pedestrian access to Clays Mill Road (A-DS5-4) and utilizing the existing parking located at the rear of the property (A-DS7-1).

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- e. The request meets the requirements for Building Form by retrofitting an existing structure (E-GR5-1) that minimizes contrasts in scale with the surrounding neighborhood (A-DN2-2).
4. This recommendation is made subject to approval and certification of PLN-MJDP-26-00016 CLAYS MILL ROAD BAPTIST CHURCH HOUSING PROJECT prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.
- b. **VARIANCE** - In addition to the rezoning request, the applicant is requesting a conditional use permit for a place of religious assembly and childcare center accessory to a place of religious assembly and a variance to reduce the landscape and buffer from 8 feet to 1.7 feet.

The Zoning Committee recommended: **Approval**.

The Staff Recommends: Approval, of the variance for the following reasons:

1. Approval of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.
2. The requested variance is due to special circumstances that do not generally apply to land in the general vicinity, or in the same zone. The site features existing circulation patterns that predate the current Zoning Ordinance.
3. Strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land or would create an unnecessary hardship on the applicant. Providing the required buffer would necessitate significant changes to the site's access, circulation, and parking areas.
4. The circumstances of the variance request are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

This recommendation of **Approval** is subject to the following conditions:

1. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-4 zone, otherwise the requested variances shall be null and void.
 2. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
 3. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering and Building Inspection prior to construction and occupancy.
 4. Action of the Planning Commission shall be noted on the Development Plan for the subject property.
- c. **PLN-MJDP-26-00016: CLAYS MILL BAPTIST CHURCH** (6/1/26)* – located at 3000 CLAYS MILL ROAD, LEXINGTON, KY
Council District: 10
Project Contact: Earthcycle Design

Note: The purpose of this plan is to depict five residential units in an existing building, in support of the requested zone change from a Single-Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Addition of all easements. (ZO Art. 21-6(a)(10)) (Planning)
2. Addition of residential uses in site statistics under uses. (ZO Art. 21-6(a)(13)) (Planning)
3. A portion of bicycle parking is required to be covered for multi-family development. (ZO Art. 16) (Bike/Ped)
4. Provide justification for any proposed removals and mitigation for significant trees removed. (ZO Sec. 26-4(c)) (Urban Forester)
5. Depict any Tree Protection Areas, if applicable. (ZO Art. 26-2) (Urban Forester)

Waiver(s) Necessary: None at this time.

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Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Contact Addressing Office for reassignment of address(es)/suite numbers. (Addressing)
3. If impervious area is increasing, verify stormwater capacity for quality and quantity. (Engineering)
4. Contact SS tap-on-desk. Submit updated capacity assurance, if warranted. (Engineering)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

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

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, and storm and sanitary sewers.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Department of Environmental Quality's approval of environmentally sensitive areas.
8. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
9. Open Space planner's approval of the treatment of open space and vegetative areas.
10. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
11. Division of Waste Management's approval of refuse collection locations.
12. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
13. United States Postal Service Office's approval of kiosk locations or easement.

3. BREAD AND ROSES, LLC MAP AMMENDMENT REQUEST AND BREAD AND ROSES, LLC PROPERTY DEVELOPMENT PLAN

- a. **PLN-MAR-26-00007: BREAD AND ROSES, LLC** (4/23/26)* – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.6049 net (0.6436 gross) acres for property located at 456 East High Street. In addition to the rezoning request, the applicant is requesting variances to 1.) reduce the width of the required landscape buffer area from 15 feet to 4.4 feet along the western (rear) property line and 2.) eliminate the required six-foot fence along the rear property line.

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Note: The petitioner proposes the rezoning of the subject property to the Neighborhood Business (B-1) zone to allow for the applicant to lease the existing one-story, 20,038 square-foot office structure to a wider range of potential uses. The applicant proposes to retain the site's existing 37-space parking lot configuration and existing pedestrian network with this request.

The Zoning Committee Recommended: **Approval**, with a modified list of conditional zoning restrictions.

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

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1. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed development will respect the context of the surrounding area by utilizing a structure that has been at this location since 1954 (Theme A, Goal #2.b).
 - b. The proposed development will help the existing neighborhood flourish by introducing new neighborhood scaled and oriented business uses into what was previously a strictly professional office development (Theme A, Goal #3.a).
 - c. The proposed development will encourage positive and safe social interactions by retaining the pedestrian connections to surrounding uses (Theme A, Goal #3.b).
2. The requested Neighborhood Business (B-1) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The applicant is not proposing any changes to the exterior of the building and will remain within the character of the area (Design Policy #4).
 - b. The request will repurpose an existing structure for another use (Growth Policy #4).
 - c. This development provides pedestrian-friendly connections to other neighborhood-level commercial uses (Design Policy #5 and #12).
3. The justification and corollary development plan are in agreement with the development criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use as it promotes modifying the current office space to include low-intensity business uses that will provide neighborhood amenities in an existing mixed-use neighborhood (C-LI7-1, C-PS9-1, E-GR9-2).
 - b. The proposed rezoning meets the Transportation, Connectivity, and Walkability development criteria, as the proposal will utilize the existing pedestrian and vehicular connections that are in place for the existing office building, and the property is in close proximity to existing transit stop (A-DS1-2, A-DS4-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resilience as the existing tree canopy will be maintained, and native plants will be used for any new landscaping (B-PR7-1, B-SU11-1).
 - d. The proposed rezoning is compatible with the Site Design criteria as parking will continue to be oriented to the side and rear of the site. Additionally, over-parking will not occur as no new parking is being proposed (A-DS7-1, C-PS10-2).
 - e. The proposed rezoning meets the Building Form criteria as it is incorporating reuse of a viable existing structure and minimizes significant contrasts in scale, massing, and design (A-DN2-2, E-GR4-1).
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions are recommended via conditional zoning:
 - a. Prohibited Uses:
 - i. Automobile service stations
 - ii. Miniature golf courses
 - iii. Carnivals and Circuses, even on a temporary basis
 - iv. Drive-through facilities
 - v. Pawn shops
 - vi. Gasoline pumps
 - vii. Mining of non-metallic minerals
 - viii. Parking lots and structures, other than as an accessory use
 - ix. Rental of equipment whose retail sale would otherwise be permitted in a B-1 zone
 - x. Minor automobile repair
 - xi. Funeral parlors

These use restrictions are appropriate and necessary for the following reasons:

1. Staff finds that these restrictions are appropriate and necessary to protect the character of the Aylesford Park Historic area as well as the character of the High Street corridor.
2. The limitations of these uses also align with the applicant's stated goals of providing a development that is oriented towards the existing neighborhood, rather than the traveling public.

5. This recommendation is made subject to approval and certification of PLN-MJDP-26-00020: BREAD & ROSES PROPERTY, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. **VARIANCE** – As part of their application, the petitioner is also seeking dimensional variances that are requesting relief from the required property perimeter screening requirements for the portions of the property that abut Planned Neighborhood Residential (R-3) zoning. The applicant is seeking to reduce the minimum required property perimeter requirements as regulated in of Article 18-3(a)(1) of the LFUCG Zoning Ordinance.

The Zoning Committee recommended: **Approval**.

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

1. Approval of the landscape variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. The subject property has operated over 70 years without the required landscaping buffers adjacent to the adjoining residential zoning. Furthermore, the proposed fencing would disrupt the existing trees, and the existing vegetation in this area will be sufficient to screen views of the use.
2. With the lack of on-street parking available on E. High Street, the reduction in parking that would result from incorporating a 15-foot wide landscape buffer area would unreasonably restrict the applicant's use of the property.
3. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of **Approval** is made subject to the following conditions:

1. Provided the Planning Commission and Urban County Council approve the requested zone change to the B-1 zone, otherwise the requested variances shall be null and void.
2. The development shall be constructed in accordance with the approved Final Development Plan, or as amended by the Planning Commission.
3. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
4. Action of the Planning Commission shall be noted on the Development Plan for the subject property.

- c. **PLN-MJDP-26-00020: BREAD & ROSES, LLC PROPERTY** (6/1/26)* – located at 456 E. HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Gresham Smith

Note: The purpose of this plan is to support the requested zone change from a Professional Office (P-1) zone to a Neighborhood Business (B-1) 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. (ZO Art. 21(b)(1)) (Building Inspection)
2. Denote: The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(b)(4)) (Planning)
3. Reduce or remove shading on existing building for legibility. (ZO Art. 21-6) (Planning)
4. Correct language in Commission Certification. (ZO Art. 21-6(b)) (Planning)
5. Depict internal vehicular and pedestrian connections. (ZO Art. 16-6(a)(3)(b)) (Planning)
6. Depict minimum and Maximum building lines. (ZO Art. 8-16(h)) (Planning)
7. Upload open space exhibit, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)

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Waiver(s) Necessary:

1. Variance for landscape buffer between residential and business zones. (ZO Art 18-3(a)(1))

Design Considerations:

1. Contact SS tap-on-desk. Submit updated capacity assurance, if warranted.

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.

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

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

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.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Landscape Examiner's approval of landscaping and landscaping buffers.
5. Addressing Office's approval of street names and addresses.
6. Urban Forester's approval of tree preservation plan.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Open Space planner's approval of open space and vegetative areas.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. Provided the Planning Commission grants the requested variance for zone-to-zone screening.
13. Correct all noted deficiencies listed as "requirements not met" herein.

4. SOUTH BROADWAY PROJECT OWNER, LLC MAP AMMENDMENT REQUEST AND PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00008: SOUTH BRODWAY PROJECT OWNER, LLC** (4/23/26)* – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone for 5.089 net (5.406 gross) acres for property located at 1021, 1057, and 1059-1069 S. Broadway.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is seeking to construct a six (6) story, 75-foot tall mixed-use building. Parking would be primarily provided within with an internal parking structure accessed through the rear of the site, wrapped entirely with multi-family residential units. The proposed development seeks to include a total of 262 dwelling units, with a proposed residential density of approximately 50 dwelling units per net acre. The applicant is proposing 900 square feet of office space on the first floor, which will serve as the regional office for the lease management company. The proposed development is seeking a Form Based Neighborhood Business Project designation. As such, the applicant has submitted a Character and Context Study for the area and the associated development plan, drawing from design details present on the adjoining mixed-use development across S Broadway, other dense mixed-use projects

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closer to the University of Kentucky's campus, as well as academic structures associated with the University of Kentucky.

The Zoning Committee Recommended: **Postponement**.

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

1. The applicant should provide further information regarding the following Comprehensive Plan Policy:
 - a. Design policy #4: Design street networks that provide alternative route options and reduce traffic congestion.
2. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the Corridor Place-Type, specifically the High Density Non-Residential / Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS5-2: Developments should incorporate vertical elements, such as street trees and buildings, to create a walkable streetscape.
 - b. A-DS5-3: Building orientation should maximize connections with the street and create a pedestrian-friendly atmosphere.
 - c. D-PL2-1: Development should provide active first floor uses whenever adjacent to a street pedestrian facility, or community focused open space.
 - d. A-DS5-4: Development should provide a pedestrian-oriented and activated streetscapes.
 - e. D-CO1-1: Rights-of-way and multimodal facilities should be designed to reflect and promote the desired place-type.
 - f. C-LI7-1 Developments should create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment.
 - g. A-DS3-1: Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.

- b. **PLN-MJDP-26-00021: PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON)** (6/1/26)* – located at 1021, 1057, & 1059 S. BROADWAY, LEXINGTON, KY
Council District: 11
Project Contact: CMW, Inc.

Note: The purpose of this plan is to depict a multi-story, mixed-use apartment building with surface and internal parking, in support of the requested zone change from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone. The applicant intends to utilize the special provisions of the B-1 zone to create a Form-Based Neighborhood Business Project.

Requirements Not Met:

1. Provide dumpster enclosure and concrete pad details. (DSG) (Waste Management)
2. Dimension all driveways and walkways. (ZO Art. 21-6 (a)(5)) (Engineering)
3. Depict all existing and proposed easements. (Zo Art. 21-6 (a)(10)) (Engineering)
4. Denote that a consolidation plat will be needed to combine the various individual parcels. (ZO Art. 3-1(e)) (Engineering)
5. Delete Note #10. (Redundant to Note #4) (DWQ-Storm)
6. Upload open space exhibit and include open space requirements in the site statistics as a percentage. (Open Space)
7. Correct title block to match staff report. ({Planning)
8. Verify Commission Certification prior to certification. (Planning)
9. Denote number of beds for development. (Planning)
10. Clarify parking number between surface and garage. (Planning)
11. Denote: The lot yard, height, and setback requirements established on the development plan are consistent with the preliminary area character and context study for a form-based neighborhood project. (Planning)
12. Denote: At the time of a final development plan, an area character and context study shall be submitted, in compliance with the requirements of Art. 8-16(o) of the Zoning Ordinance for Planning

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

Commission approval. The study should substantially comply with the study presented to the Planning Commission at the time of the preliminary development plan. (Planning)

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Verify existing Sanitary sewer system has capacity. (ZO 5-2(h)) (Engineering)
3. Verify storm outfall tie-in sizing and condition. (DWQ-Storm)
4. One-way drive aisle must be a minimum of 16'. (Fire)

Plan Questions or Concerns:

1. Have proposed entrances been approved by KYTC/Traffic Engineering? (LSR 6-8(p)&(q)) (Engineering)
2. Are the proposed entrance/exit aprons at the existing locations for the parcels or shifted? (Engineering)
3. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
4. Is detention sized already? The footprint seems a bit small. (DWQ-Storm)
5. Are existing pipes public or private? (DWQ-Storm)
6. Discuss right-in/right-out at eastern access point. (Planning)
7. Discuss Vehicular Use Area (VUA) between building and South Broadway. (Planning)
8. Discuss Placebuilder criteria.

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

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

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, 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 open space and vegetative.
6. 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. PFR-26-1: HALEY PIKE SOLAR PROJECT – A request for a Public Facilities Review for a Solar Energy System installation at the Haley Pike Landfill at 4172 Hedger Lane.

VII. STAFF ITEMS

PLANNING SERVICES ACTIVITY REPORT – March 2026

Board of Adjustment

There were thirteen applications on the agenda for consideration by the Board of Adjustment at their meeting on April 13, 2026.

There were eight (8) applications requesting variances and five (5) requesting condition use permits. Six (6) applications requested a variance for a reduction in setback requirements, while one (1) application requested a reduction in the buffer in the vehicular use area, while another requested an increase in the allowable height of a fence in the front yard in a (B-3) zone.

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

1. One (1) conditional use permit was requested for a rehabilitation home within a Neighborhood Character Design Overlay (ND-
2. Two (2) conditional use permits were requested for 1) a school and 2) a place of religious assembly. The school requested permission to construct a parking area in a (A-U) zone, and the place of religious assembly requested permission to construct an additional single-family residence in the (R-1C) zone.
3. Two (2) of the conditional use applications requested a permit for a short-term rental in residential zones.

The Board approved the eight (8) requests for a variance. The Board approved two (3) conditional use permits, one STR permit. The Board voted to postpone hearing the condition use requests by the school requesting permission to construct a parking area, along with a request for an STR permit to the May 11, 2026 BOA hearing.

Development and Subdivision Plan Certification

1. PLN-MNSUB-25-00060: Wicliffe Land Co. (Kenwick Subdivision) (Lots 242 & 241)
2. PLN-MNSUB-25-00063: Druid Hills, Blk. W (DMCGL, LLC Property)
3. PLN-MNSUB-25-00065: LL Hanks Jr & Sons, LLC (Kentucky Utilities Company/Richmond Road Substation)
4. PLN-MNSUB-26-00001: Hamburg Place Community Development, Development Phase II & West Wind Subdivision, Unit 9
5. PLN-MNSUB-26-00002: Hamburg Place Community Development, Development Phase II & West Wind Subdivision, Unit 9
6. PLN-MNSUB-26-00003: Tuscany Unit 15-A, Lots 1-3, 75 & 76
7. PLN-MNSUB-26-00009: Peninsula, Unit 1-D
8. PLN-MJSUB-25-000001: Lexington Center Corp High Street Parking Lot Property (High Street Development)
9. PLN-MJDP-24-00090: Interstate Service Center - Unit 3, Lot 1 & Unit 6, Lot 1(AMD)
10. PLN-MJDP-25-00062: Fritz Farm Retail Co, LLC (AMD)
11. PLN-MJDP-26-00003: Clean Sweep Car Wash (Julius Speyers Property) (AMD)

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

Plans & Studies

- Downtown Area Master Plan
 - Hosted Downtown Designing workshop at Greyline Station to gather community input on 3/4
 - Met with Historic South Hill Neighborhood Association on 3/10

- Met with Downtown Development Authority on 3/12
- Met with other divisions about aligning downtown transportation projects on 3/13
- Presented to Planning Commission on 3/19
- Met with LexPark on 3/23
- Met with KYTC on 3/24
- Blue Sky Small Area Plan
 - Met with Department of Finance on 3/9
 - Met with Commerce Lexington on 3/16
 - Met with Davis H. Elliot Company on 3/17
 - Met with Councilmember Boone on 3/23
 - Planned second community BBQ to gather public input on 4/14
- Winchester Road Corridor Plan:
 - Held kickoff meeting with project management team on 3/24
- Infrastructure Funding Plan: Participated in infrastructure planning efforts for Urban Growth Master Plan areas

Projects & Initiatives

- Complete Streets: Completed draft Complete Streets Design Manual based on the Roadway Engineering Manual, Traffic Management Guide, and Subdivision Regulations
- Lexington Preservation & Growth Management Program: Added new data to the Imagine Lexington Analytic Research Center

Zoning & Subdivision Regulation Amendments

- UGMP: Presented draft text for the ZOTA and SRA to the ZOTA Work Group and worked on revisions
- Unified Development Code: Selected preferred consultant to consolidate UDC
- Landscaping & Trees: Worked with Environmental Services to plan outreach and completed Article 26 draft text
- Floodplains: Completed draft of updated language for Article 19 and began revisions

General Outreach

- Planning Newsletter: Distributed the February Edition of Sounds like a Plan newsletter ([subscribe here](#))
- Neighborhood Voices: Collaborated with the Smithtown Neighborhood Association, FoodChain, and the offices of Councilmembers Morton and Brown to plan a community event in Smithtown on 4/11 and a week of community engagement leading up to the event
- Community Engagement:
 - Engaged with high schoolers at CivicLex Civic Expos at Tates Creek High School on 3/4 and Dunbar High School on 3/10
 - Presented about urban planning to a group of undergraduate University of Kentucky students as part of a class about social policy on 3/25
 - Met with a group of Dunbar High School students to discuss a proposal about streamlining the zoning process on 3/27

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT – March 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.

1.0 Transportation System Data & Monitoring

- Continued the process of collecting data for CM Bottleneck 2026 Study and monitoring the changing travel patterns for the MPO region.
- Finalized specifications to use NPMRDS and StreetLight data sources to collect roadway congestion data for CM Bottleneck 2026 Study.
- Reviewed FHWA regulation, 23 CFR 940, for requirements and components of regional ITS Architecture system standards.
- Reviewed CY 2026 MPO Regional Highway Safety Targets.
- Pulled monthly crash data for Fayette and Jessamine County.
- Gathered crash data for the Safe Routes to School Coalition.

- Worked on Congestion Management Report framework development.
- Reviewed OKI Congestion Management Process and FHWA Congestion Management Process Guidebook.
- Supported coordination efforts related to Complete Streets initiatives and assisted with VMT data analysis.
- Participated in crash data dashboard development discussions.
- Met to discuss KYTC's traffic counters

2.0 Identify & Prioritize Projects

- Attended (2) paving meetings and followed up with recommended striping changes
- Attended UK/LFUCG coordination meeting
- Met to discuss the Main and Vine HSIP project scope
- Met to discuss Bike/Ped Infrastructure
- West Hickman trail design concept for Thomas Clements review and design fee estimate

3.0 Program & Project Implementation

- There were three modifications to the FY 2025-2028 TIP in March.
 - Modification 20 – North Limestone Improvements - Withers to New Circle
 - Modification 21 – US 25 @ Old Georgetown St Ped Crossing
 - Modification 22 - Transit Asset Condition and Highway Safety Target Updates
- Participated in an LFUCG meeting regarding transportation improvement districts
- Discussed a proposal for improving Red Mile Rd with KYTC District 7.
- Met with LFUCG administration to discuss recommendations from the KYTC US 27 (Nicholasville Rd) Feasibility Study.
- Discussed redesign concepts for I-75/Athens-Boonesboro interchange with the Blue Sky SAP team
- Participated in a meeting with the Environmental Quality and Public Works division to discuss final deliverables for the Climate Pollution Grant Comprehensive Climate Action Plan
- Met with several Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP.
- Met to discuss ROW Project Tracking in GIS internally and with the GIS Team.
- Met to discuss the Safety Action Plan and Vision Zero Annual Report.
- Met to discuss the Complete Streets Report Framework.
- Attended a Stakeholder Lunch and core team meetings about the RCC MLK Blvd Project.
- Attended a Complete Streets with Smart Growth America Stakeholder meeting between LFUCG and UK.
- Attended a Complete Streets Lexington and Complete Streets Louisville Peer Exchange meeting.
- Attended Complete Streets/Vision Zero strategy check-in.
- Attended a meeting to Coordinate Downtown Transportation Projects for the Downtown Master Plan with KYTC.
- Met to discuss RCC MLK Project with CM Morton and CM Eblen.
- Attended the Kickoff Meeting for Winchester Road Corridor Study.
- Continued work on the Lexington Safety Action Plan.
- Worked on the Vision Zero Annual Report and Complete Streets Annual Report.
- Attended Lextran Board Meeting.
- Coordination with GIS Dept for online project map format change.
- Submitted quotes to Corridors Commission for renewal of art panels Newtown Pike bus shelter.
- Attended KPTA meeting.
- Attended Downtown Transportation Projects Alignment meeting.
- Roundabout design and development for intersections on the HIN.
- Traffic calming concept development for complete streets manual.
- Continued work with Traffic Engineering for traffic calming standards manual.
- Complete streets policy data and reporting strategy development.
- Reimagine the civic commons concept development for MLK project.
- Complete streets internal advisory committee.
- Continued editing the next Transportation Improvement Plan and Excel workbook.
- Researched other TIPs to improve the local document.

- Participated in Safety Action Plan and Vision Zero annual report coordination discussions.
- Engaged in Complete Streets internal coordination meetings

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 Committee
 - Board of Adjustment Staff Review
 - Zoning Pre-Apps (3)
- Attended and evaluated projects at several pre-application conferences and other meetings, including 500 Southland Drive
- Presented the Traffic Impact Study for 3515 Richmond Road for the Planning Commission.
- Reviewed a Transportation Impact Study and Parking Demand Mitigation Study for S Broadway.
- Conversed with Traffic Engineering and Planning Services regarding circulation, connections to Red Mile Road, and parking mitigation.
- Reviewed study data regarding pedestrian crossings on S Broadway.
- 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.
- Attended Fayette Alliance/City Nerd event, Downtown Designing Workshop, Tates Creek HS expo, MLK kick off, and Dunbar HS expo.
- Attended Safe Routes meeting and STREEET Outreach meeting
- Podcasting activities: Webinar, Winchester Rd. Website meeting, planning/drafting, recorded intro, and meeting with Mediocre media agency.
- StreetFest: Filmed sign making and attended planning meeting.
- Monthly outreach meeting at the Greenery.
- Filmed videos, graphics and pictures for social media.
- Met with MADD to discuss future collaborations.
- Attended the Safe Routes to School Coalition Meeting.
- Met to discuss a VZ Presentation for East Jessamine Health Class.
- Met to discuss Site Selection for the Safe Routes to School Coalition.
- Shared mobility/Micro mobility: 2 meetings with companies, 2 Love to Ride 26 contract meetings, and meeting with populus for digital enforcement.
- Shared mobility policy oversight and enforcement.
- Meetings with GIS for the interactive bicycle map.
- Attended safe routes to schools meeting and assessed data.
- Streetfest meetings.
- AARP Grant review and concept design for the City of Wilmore.
- Attended City of Wilmore bicycle and pedestrian committee meeting.
- Various bike month event and organization meetings
- Social Media Stats for March
 - MPO Website:
 - 783users, 1,150 views
 - MPO Facebook:
 - 5 new followers, 10 posts, reached 177 users, and had 3 interactions.
 - LexBikeWalk Facebook:
 - 25 new followers, 11 posts, reached 21.5k users, and had 486 interactions.
 - LexBikeWalk Instagram:
 - 51 new followers, 11 posts, reached 4.3k and had 780 interactions.

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
 - Congestion Management Work Group
 - Project Coordination Team
- Attended an AMPO online leadership forum discussing succession planning.
- Participated in the Spring Fly-In for the AMPO Applied Research & Training Committee in Washington DC and provided a debrief.
- Applied to the KYTC Office of Transportation Delivery for FTA Section 5303 planning funds for FY 2027
- Reviewing FHWA regulations to update MPO regional Intelligent Transportation System (ITS) Architecture documents.
- Reviewed and discussed long-range MTP goal setting through year 2055.
- Reviewed and discussed FY 2027 MPO Planning Budget
- Reviewed regarding MPO vetting process and plan adoption.
- Staff attended the following training sessions, conferences and webcasts:
 - Streetlight Summit 2026
 - BASICS Act Overview
 - The Colorado Water Plan: A Framework for Collaborative Action Around Water Development & Conservation
 - Leadership in Energy and Environmental Design version 5 (LEED v5) for Planning: What Planners Need to Know
 - How Local Health Data Can Transform Your Planning Practice and Improve Outcomes

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 May 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building.....	May 7, 2026
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	May 7, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.	May 14, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	May 21, 2026
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	May 27, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov't Center	May 28, 2026

TW/DC/JY/CC/BW