

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

May 28, 2026

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. ET (12:30 p.m. CT) in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The April 23, 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, May 7, 2026 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Cheryl Gallt, Ryelle Browning, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Tracy Jones and Brittany Smith, Department of Law. The Committee made recommendations on plans as noted.

General Notes

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

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, May 7, 2026 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Molly Davis, Johnathan 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. MT. LAUREL LANDS COMPANY MAP AMENDMENT REQUEST AND MT. LAUREL LANDS COMPANY PROPERTY DEVELOPMENT PLAN

- a. **PLN-MAR-26-00004: MT. LAUREL LANDS COMPANY** (5/28/26)* – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Wholesale and Warehouse Business (B-4) zone for 1.12 net (2.62 gross) acres for property located at 2137 Old Paris 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 the Wholesale and Warehouse Business (B-4) zone in order to establish shops of specialty trade development. The proposal includes a total of 21 individual units, with 36 proposed parking spaces, and an outdoor storage area.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant has not met the minimum notice requirements in order to proceed with the application at this time, which constitutes a technical issue with the application. Once requirements have been met, Planning Staff will proceed with evaluating the requested zone change.

- b. **PLN-MJDP-26-00024: MT. LAUREL LANDS CO. PROPERTY** (7/5/26)* – located at 2137 OLD PARIS ROAD, LEXINGTON, KY
Council District: 6
Project Contact: Matt Miniard/Sisler-Maggard Engineering

Note: The purpose of this plan is to depict the development of commercial buildings, in support of the requested zone change from a Single-Family Residential (R-1D) zone to a Wholesale and Warehouse Business (B-4) 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)(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. Denote: No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan. Such plan must be submitted in accordance with Chapter 16 of the Code of Ordinances. (ZO Art. 21-6(b)(1)) (Planning)
4. 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)
5. Denote: Stormwater management, sanitary sewers, and public street improvements shall be designed and constructed in accordance with the LFUCG engineering manuals. (Engineering)
6. Denote: Landscaping shall conform with Article 18 of the Zoning Ordinance dated September 2024, Article 6-10 of the Land Subdivision Regulations and Tree Protection Ordinance. (Landscape)
7. Utilize standard site statistics table. (ZO Art. 21-6(a)(13)) (Planning)
8. Provide purpose of plan describing zone change and site development. (Planning)
9. Correct title block and address to match staff report. (Planning)
10. Denote construction access. (ZO Art. 21-6(a)(5))
11. Correct section line of cross-section A-A. (ZO Art. 21-6(a)(6)) (Planning)

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12. Addition of sidewalk from the right-of-way to the internal sidewalk network, ensuring there are crossings of no greater than 24'. (ZO Art. 16-6(3)(a)(ii)) (Planning & Traffic)
13. Depict bicycle parking and provide bicycle parking facilities that comply with ZO Art. 16-12. (Bike/Ped & Planning)
14. Depict width of perimeter landscape buffer along railroad that complies with ZO Art. 18-3(a)(1)(5)). (Landscape & Planning)
15. Depict landscape buffer adjoining Old Paris Pike that complies with ZO Art. 18-3(a)(2)(d)(1)) (Landscape & Planning)
16. List the VUA size in square feet, required/proposed interior landscaping square feet (10% of VUA), required/proposed interior tree canopy (30% of VUA). (ZO Art. 18-3) (Landscape)
17. Depict VUA perimeter buffer a minimum average width at 18' along all VUA boundaries. (ZO Art. 18-3(a)(2)(d)(9)) (Planning)
18. Depict interior landscaping for VUA that conforms with ZO Art. 18-3(b). (Landscape & Planning)
19. Denote no retail sales on property without an approved conditional use permit from the Board of Adjustment. (ZO Art. 8-21(d)(3)) (Planning)
20. Building to west must have no opening except stationary windows and doors that are designed and intended solely for pedestrian access. (ZO Art. 8-21(o)(1)) (Planning)
21. Denote owner's certification that conforms with ZO Art. 21-6(b)(5). (Planning)
22. Denote Commission certification. (ZO Art. 21-6(b)(6)) (Planning)
23. Remove shading in rights-of-way. (Planning)
24. Depict pedestrian entrances. (Planning)
25. Depict easements and remove utility lines. (Planning)
26. Remove any unnecessary lines, shapes, or text. (Planning)
27. Group all general notes in one list and number consecutively. (Planning)
28. Correct owner information on plan face for subject property. (Planning)
29. Amend driveway to match Standard Drawing 307-2, 307-3. (ZO Art. 16-15(j)) (Traffic)
30. Dimension standard parking stall. (Traffic)
31. Provide dumpster enclosure and concrete pad details that comply with the Dumpster Service Guide. (Waste Management)
32. Resolve any easement conflicts prior to obtaining a building permit. (Engineering)
33. Addition of cross-section for North Broadway with railroad. (Engineering)
34. Submit Tree Inventory Map performed by a registered licensed architect or ISA certified arborist. (ZO Art. 26-4(b)) (Urban Forester)
35. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
36. Dead-end fire department access greater than 150 ft. in length shall be provided with approved fire apparatus turn around. (NFPA 1, 2016) (Right side of parking lot is greater than 150 ft.) (Fire)
37. Provide Parking Demand Mitigation Study. (ZO Art. 16-14) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Planning)
2. Depict or denote location of stormwater management on the development plan. (ZO Art. 21-6(a)(9) and SWM 1.5.6) (Planning)

Plan Questions or Concerns:

1. See all Accela comments provided by the Division of Engineering.
2. Discuss hatched area labeled "railroad overlap". (Planning)
3. Is the second, narrow access point necessary? (Traffic)
4. Will there be an office on the property requiring water and sewer? Is a sanitary sewer tap available? (Engineering)
5. What is the proposal for stormwater management? (ZO Art 21-6(a)(9)) (Engineering)
6. Discuss who will own and maintain the Stormwater Management areas. (ZO 6-7(c)) (Engineering)
7. Discuss potential sanitary sewer connection locations. A sanitary sewer analysis is needed to evaluate the additional flow on the existing system. (DWQ-Sanitary)
8. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected

- by an approved automatic sprinkler system. (NFPA 1, 2016) (Will these buildings be sprinkled? Currently showing greater than 150 ft. for the 11site building.)
9. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement**. The plan cannot be approved in its current state because numerous requirements of Articles 16, 18, and 21 of the Zoning Ordinance have not been met, including a filing requirement for a Parking Demand Mitigation Study. In Addition, the applicant did not post signage on the property at least 21 days in advance of the TRC meeting.

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

1. Provided the Urban County Council approves the zone change to B-4; otherwise, any Commission action of approval is null and void.
 2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
 3. Urban County Traffic Engineer's approval of street cross-sections and access.
 4. Urban Forester's approval of tree inventory map.
 5. Open Space Planner's approval of open space areas.
 6. Department of Environmental Quality's approval if environmentally sensitive areas.
 7. Correct all noted deficiencies listed as "requirements not met" herein.
2. **SOUTH BROADWAY PROJECT OWNER, LLC MAP AMENDMENT REQUEST AND PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON) DEVELOPMENT PLAN**

- a. **PLN-MAR-26-00008: SOUTH BROADWAY PROJECT OWNER, LLC (5/28/26)*** – 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.

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:

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- 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 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)

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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.

3. **EDWARD MCGHEE MAP AMENDMENT REQUEST AND TOM COLLINS FARM (MCGHEE PROPERTY) DEVELOPMENT PLAN**

- a. **PLN-MAR-26-00009: EDWARD MCGHEE** (5/28/26)* – a petition for a zone map amendment from Single Family Residential (R-1C and R-1D) zones to a Medium Density Residential (R-4) zone for 9.417 net (11.121 gross) acres for property located at 4865 Tates Creek Road and 4720 Saron Drive.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The Zoning Committee recommended: **Postponement** at the applicant's request.

- b. **PLN-MJDP-26-00025: TOM COLLINS FARM (MCGHEE PROPERTY)** (7/5/26)*– located at 4865 TATES CREEK ROAD and 4720 SARON DRIVE, LEXINGTON, KY
Council District: 12
Project Contact: Eagle Engineering

Note: The purpose of this plan is to depict layout of 5 apartment buildings and 6 townhouses, in support of the requested zone change from an Agricultural-Urban (A-U) zone and Single-Family Residential (R-1D) zone to a Medium Density Residential (R-4) 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: Areas with alluvial soils will be developed in accordance with Article 6-11 of the Land Subdivision Regulations. (LSR Art. 6-11) (Environmental Services)
3. Denote: This development contains a portion of the West Hickman Conservation Greenway Corridor, as shown on the 2002 Greenway Master Plan. Maintenance of the greenway shall be the responsibility of the developer, an owner association, or the owner of the parcel which includes the greenway. (Environmental Services)
4. Label greenway. (Environmental Services)
5. Delineate and label the centerline of the blueline stream. (Environmental Services)

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5. List the required/proposed VUA interior tree canopy (30%) in accordance with ZO Art. 18-3. (Landscape Examiner)
6. Provide a minimum 8-foot landscape buffer between all adjacent R-1C/R-1D properties in accordance with ZO Art. 18-3 (a)(1)(7). (Landscape Examiner)
7. Amend Note #10 to reference ZO Art. 6-10. (Landscape Examiner)
8. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)
9. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
10. Addition of record plat information (D-399, L-981). (ZO Art. 21-6(a)(2)) (Planning)
11. Dimension driveways, walkways, and points of ingress/egress and ensure driveways match Engineering Standard Drawing 307-2 and 307-3. (ZO Art. 21-6(a)(5)) (Planning)
12. Depict construction access. (ZO Art. 21-6(a)(5)) (Planning)
13. Addition of Tree Inventory Map. (ZO Art. 26-4(b)) (Planning)
14. Addition of correct site statistics box and missing information, and remove old site statistics boxes. (ZO Art. 21-6(a)(13)) (Planning)
15. Addition of building line setback. (ZO Art. 21-6(a)(14)) (Planning)
16. Delete note #14. (Planning)
17. Addition of typical buildings for apartments and townhomes with dimensions. (Planning)
18. Dimension at least one standard parking stall and handicap stall. (Traffic)
19. Addition of stop bars within the parking lot at conflict points. (Traffic)
20. Denote that existing entrance from Tates Creek Road shall be removed. (Engineering)
21. Depict and label intermittent streams. (Environmental & Engineering)
22. Depict vegetative buffer. (SWM 1.4.4) (Engineering)
23. Remove property lines for six townhomes to comply with Group Residential Project requirements. (ZO Art. 9) (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Confirm that all 5 complexes will be using compactors and no other dumpsters will be on site. (Waste Management)
3. Structures will have Collinswood Drive address numbers. (Addressing)
4. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) Two buildings are beyond 150 ft from exterior to fire access. (Fire)

Plan Questions or Concerns:

1. Discuss location of common area to be centralized. (ZO Art. 20) (Planning)
2. Discuss location of parking lot at Tates Creek Road. (ZO Art. 21-6(a)(1)) (Planning)
3. Discuss terminus of hammerhead or cul-de-sac. (Planning)
4. Discuss tree protection of significant trees per ZO Art. 26. (Planning)
5. Discuss maintenance of access easement on townhome property. (Planning)
6. Address sanitary sewer capacity. (ZO 5-2(h)) (Engineering)
7. Discuss stormwater management proposal. (ZO Art. 21-6(a)(9)) (Engineering)
6. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding loss of significant trees, terminus of street, and Compliance with Group Residential Project requirements (access easement in front of townhomes).

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, 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.
8. Correct all noted deficiencies listed as "requirements not met" herein.

4. LCD ACQUISITIONS, LLC MAP AMENDMENT REQUEST AND J. FORBING AND SON'S & HAYMAN SUBDIVISION (THE STANDARD AT LEXINGTON) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00010: LCD ACQUISITIONS, LLC** (5/28/26)* – a petition for a zone map amendment from a Light Industrial (I-1) and a Wholesale and Warehouse Business (B-4) zone to a Corridor Node (C-N) zone for 4.355 net (7.423 gross) acres for property located at 416, 422-424, 430-436, 442, and 451 Chair Avenue; 441 Hayman Avenue; and 633 S Broadway.

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Note: The petitioner is proposing the Corridor Node zone to establish a high-density residential building. The proposed development consists of several five-story residential buildings that are connected to a standalone parking structure via a fifth-floor pedestrian bridge. The tallest portion of the development will be the parking structure with 6th floor amenity space, and an overall height of 68-feet. The development is proposed to contain a total of 972 bedrooms spread across 326 units, with a density of approximately 75 dwelling units per net acre. 592 parking spaces are proposed on-site.

The Zoning Committee Recommended: **Approval**, pending a review of new information to be presented by the applicant prior to a public hearing.

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

1. The applicant should provide greater information regarding the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan:
 - a. Theme D, Goal #1.c: Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.
 - b. Design Policy #3: Multi-family residential developments should comply with the Multi-Family Design Standards in Appendix A.
 - c. Connectivity Policy #3: Encourage Transit-Oriented Development, increase density along major corridors, and support transit ridership, thus reducing Vehicle Miles Traveled (VMT).
2. The applicant should address the following Development Criteria of the Comprehensive Plan:
 - a. E-GR10-1: Transit oriented development (TOD) should be provided.
 - b. A-DS1-1: Mass transit infrastructure such as seating and shelters should be provided/enhanced along transit routes.
 - c. A-EQ5-2: Development should be transit-oriented (dense & intense, internally walkable, connected to adjacent neighborhoods, providing transit infrastructure & facilities).
 - d. A-DS5-4: Development should provide a pedestrian-oriented and activated streetscapes.
 - e. D-PL2-1: Development should provide active first floor uses whenever adjacent to a street, pedestrian facility, or community focused open space.
 - f. A-DS3-1: Multi-family residential developments should comply with the Multifamily Design Standards in Appendix A.
3. The applicant should provide a Parking Demand Mitigation Study, as required by Article 16-14 of the Zoning Ordinance.

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- b. **PLN-MJDP-26-00029: J. FORBING & SONS AND HAYMAN SUBDIVISION (THE STANDARD AT LEXINGTON) (7/5/26)*** – located at 633 S. BROADWAY, 441 HAYMAN LANE, 653 LOWER STREET, 416-442 (even only) & 451 CHAIR AVENUE, LEXINGTON, KY
Council District: 11
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict development of multi-family residential and associated parking, in support of the requested zone change from a Light Industrial (I-1) zone to a Corridor Node (CN) zone.

Requirements Not Met:

1. Ensure that the driveway apron matches Engineering Standard. Drawing 307-2 or 307-3, as applicable. (Traffic)
2. Modify interior landscaping and interior tree canopy for Lot 4 to meet ZO Art. 18. (Landscape Examiner)
3. Upload open space exhibit to Accela, and included open space requirements in the site statistics box as a percentage. (ZO Art. 20-3) (Open Space)
4. Provide dimensions for driveways and walkways. ZO Art. 21-6 (a)(5)) (Traffic & Engineering)
5. Depict termination of Hayman Street and Lower Street per the LSR requirements. (Engineering)

Waiver(s) Necessary:

1. Alternate cross-section. (Traffic)

Design Considerations:

1. Alter Hayman Avenue to right-in/right-out, and propose median controls. (Traffic)
2. Coordination with the design team for the Scott Street Extension project is imperative. (Engineering)
3. Phased construction for the relocation of the Town Branch culvert is required. (Engineering)

Plan Questions or Concerns:

1. Discuss incorporating transit facilities. (Planning)
2. Discuss lack of direct vehicle access to building on Lot 1. (Planning)
3. Will the parking area on the corner of Chair Avenue and Broadway be removed as part of this plan? (Traffic)
4. Are right-of-way improvements proposed for Emmaline Lane, Chair Avenue, or S. Broadway?
5. Discuss stormwater management plan, capacity, and ownership and maintenance. (ZO Art. 21-6(a)(9) and SWM 1.5.6) (Engineering)
6. Discuss proximity of new building to Scott Street retaining wall. (Engineering)
7. Discuss right-of-way dedication for Scott Street. (Engineering)
8. Discuss open space along South Broadway. (Planning)
9. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to CN; 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. Correct all noted deficiencies listed as "requirements not met" herein.

5. FOX SOUTH, LLC MAP AMENDMENT REQUEST AND ROSEMILL SUBDIVISION UNIT NO. 2 (PAIVA PROPERTY) DEVELOPMENT PLAN

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

- a. **PLN-MAR-26-00011: FOX SOUTH, LLC** (5/28/26)* – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.684 net (1.090 gross) acres for property located at 500 Southland 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 proposes the rezoning of the subject property to the Neighborhood Business (B-1) zone to allow for the applicant to use the existing one-story, 2,463 square-foot office structure for a neighborhood business. The applicant proposes to retain the site's the existing 11-space parking lot configuration and existing pedestrian network with this request.

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 proposed development will fit the existing neighborhood character and intensity by retaining the existing structure and converting it to low-intensity commercial uses (Theme A, Goal #2.b).
 - b. The proposed development will introduce new neighborhood scaled and oriented business uses into what was previously a strictly professional office development through infill and adaptive reuse (Theme A, Goal #2.a).
 - c. The proposed development will support local prosperity by providing a flexible space for small business development (Theme C, Goal #2.b).
 - d. The proposed development will encourage neighborhood-serving businesses and community focal points by providing a gathering space to serve the community (Theme A, Goal #3.d).
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 use 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 applicant intends to maintain any existing tree canopy, including street trees, as recommended by the urban forester while also proposing new trees (B-PR7-1, B-RE1-1, D-SP10-1).
 - d. The proposed rezoning is compatible with the Site Design criteria as over-parking will not occur as no new parking is being proposed. Additionally, the proposed rezoning enhances a well-connected and activated public realm by providing a destination that is accessible to the existing Southland Drive sidewalk network in a previously less active section of the corridor (C-LI8-1, C-PS10-2).

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- 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. This recommendation is made subject to approval and certification of PLN-MJDP-26-00033: Rosemill Subdivision Unit No 2 (Paiva 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 –

1. Increase the maximum front yard from 20' to 50',
2. Reduce the vehicular use area perimeter buffer from 8' to 0',
3. Reduce the interior landscaping for a vehicular use area from 10% to 0%,
4. Reduce the interior vehicular use area tree canopy from 30% to 0%.

The Zoning Committee Recommended: **Postponement.**

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

1. The applicant should review the necessity of the requested maximum setback variance.
2. The applicant should explore the feasibility of requesting a lesser VUA perimeter buffer variance in order to protect pedestrians along Southland Drive and Mitchell Avenue.

- c. PLN-MJDP-26-00033: ROSEMILL SUBDIVISION, UNIT 2 (PAIVA PROPERTY) (7/5/26)* – located at 500 SOUTHLAND DRIVE, LEXINGTON, KY**
Council District: 10
Project Contact: Barrett Partners Inc.

Note: The purpose of this plan is to depict the existing building for a commercial use, in support of the requested zone change from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Correct plan title to match staff report. (ZO Art. 21-6(a)(1)) (Planning)
2. Depict adjacent property boundaries with dashed lines. (ZO Art. 21-6(a)(2)) (Planning)
3. Correct plat reference in site statistics box. ((ZO Art. 21-6(a)(2)) (Planning)
4. Denote construction access location. (ZO Art. 21-6(a)(5)) (Planning)
5. Dimension building and canopy height. (ZO Art. 21-6(a)(8)) (Planning)
6. Addition of building line. (ZO Art. 21-6(a)(14)) (Planning)
7. Denote approval of all waivers and variances. (Planning)
8. Addition of sidewalk from the right-of-way to the front building entrance. (ZO Art. 16-6(3)(a)(ii)) (Planning)
9. Depict all existing and proposed easements. (ZO Art. 21-6(a)(10)) (Engineering)
10. Depict an accessible route to the vegetated/useable open space area in the back/side of the coffee shop in the open space exhibit. (Open Space)

Waiver(s)/Variance(s) Necessary:

1. Variance to increase the maximum front yard from 20' to 50'. (ZO Art. 15-2(a))
2. Variance to reduce the vehicular use area at perimeter buffer from 8' to 0'. (ZO Art. 18-3(a)(2))
3. Variance to reduce the interior landscaping for vehicular use area from 10% to 0%. (ZO Art. 18-3(b)(1))
4. Variance to reduce the interior vehicular use area tree canopy from 30% to 0%. (ZO Art. 18-3(b)(2))

Design Considerations:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)

Plan Questions or Concerns:

1. Are there plans for a drive-through? (Engineering)

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2. Discuss Placebuilder criteria.

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

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
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 areas.
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. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct all noted deficiencies listed as "requirements not met" herein.

6. RAK PROPERTIES, LLC MAP AMENDMENT REQUEST AND HAMBURG PLACE FARM SIR BARTON WAY OFFICE PARK PHASE 2 LOT 9 (SIR BARTON WAY APARTMENTS) DEVELOPMENT PLAN

- a. **PLN-MAR-26-00012: RAK PROPERTIES LEXINGTON, LLC** (5/28/26)* – a petition for a zone map amendment from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone for 4.724 net (4.724 gross) acres for property located at 2501 Sir Barton Way.

Note: The petitioner is proposing the Medium Density Residential zone to construct a 100 unit, multi-family development. The proposal includes two two-story and three three-story structures, along with a central office/amenity area.

The Zoning Committee Recommended: **Postponement**.

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

1. The requested Medium Density Residential (R-4) zone is not in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The application failed to provide information as to how the proposed development would integrate with the surrounding community (Theme A, Goal 2.b).
 - b. The proposal does not improve Lexington's transportation network through ample street and sidewalk connections between new and existing development. (Theme A, Goal 3.e).
 - c. The proposal does not prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence. (Theme B, Goal 3.c).
 - d. The limited access fails to establish and promote road network connections to reduce police, EMS, and fire response times and improve efficiency and operations of city services Theme A, Goal 4.c).
2. The requested Medium Density Residential (R-4) zone is not in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The isolated nature of the property limits the viability of pedestrian access (Design Policy #4, #5 and #7).
 - b. The project lacks adequate road connections to enhance service times & access to public safety, waste management and delivery services for all residents (Design Policy #2).
 - c. The street design does not reflect & promote the desired place-type. (Connectivity Policy #1).
3. The requested Medium Density Residential (R-4) zone is not in agreement with the Development Criteria of the 2045 Comprehensive Plan for the following reasons:

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- a. Land Use: Staff finds that the isolated, disconnected nature of the proposed development fails to create mixed-use neighborhoods with safe access to community facilities, greenspace, employment, businesses, shopping, and entertainment (C-LI7-1). Additionally, the applicant has not indicated that any public engagement efforts have taken place (D-PL7-1).
 - b. Staff finds that the request does not meet the criteria for Transportation, Connectivity, and Walkability as the development fails to provide adequate connectivity (A-DS4-1, D-CO2-1, D-CO2-2), lacks road frontage that is appropriate for multi-family residential development, and routes all vehicular traffic to the site through a single access easement (D-CO4-2).
 - c. Staff finds that the request does not meet the criteria for Site Design, due to lack of pedestrian-oriented activated streetscape (A-DS5-4), failure to provide neighborhood focused open space (A-DS9-2) and does not provide a well-connected and activated public realm (C-LI8-1).
 - d. Staff finds that the request does not meet the requirements for Building Form as the applicant has not demonstrated compliance with the Multi-family Design Standards (A-DS3-1), and fails to maximize connections with the street and create a pedestrian-friendly atmosphere (A-DS5-3).
4. There have been no major unanticipated changes of an economic, social or physical nature in the area of the subject property since the adoption of the 2045 Comprehensive Plan
 5. The applicant has not provided a justification regarding the inappropriateness of the Professional Office (P-1) zone and the appropriateness of the Medium Density Residential (R-4) zone. Staff concludes that the Professional Office (P-1) zone remains appropriate for the subject property, because it is consistent and compatible with the existing development of the surrounding office park development.
- b. PLN-MJDP-26-00032: HAMBURG PLACE FARM, SIR BARTON WAY OFFICE PARK, PHASE 2, LOT9 (SIR BARTON WAY APARTMENTS) (AMD) (7/5/26)*** – located at 2501 SIR BARTON WAY, LEXINGTON, KY
Council District: 6
Project Contact: Rich Design Studios

Note: The purpose of this plan is to depict a multi-family residential development, in support of the requested zone change from a Professional Office (P-1) zone to a Medium Density Residential (R-4) 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: Development in areas of alluvial soils will comply with Article 6-11 of the Land Subdivision Regulations. (LSR Art. 6-11(a)(2)) (Environmental Services)
3. 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)
4. Use standard site statistics table and consolidate all site data. (Planning)
5. Correct title block to match staff report. (Planning)
6. Denote zone change request in purpose of plan note. (Planning)
7. Dimension all driveways and walkways. (ZO Art. 21-6(a)(5)) (Planning)
8. Denote construction access. (ZO Art. 21-6(a)(5)) (Planning)
9. Denote building entrances. (ZO Art. 21-6(a)(5)) (Planning)
10. Remove VUA between principal structures and street. (ZO Art. 16-5(c)(1 & 2)) (Planning)
11. Depict VUA interior landscape areas that conform with ZO Art. 18-3(b)(4)(a). (Planning)
12. Clarify 25' floodplain setback. (Planning)
13. Depict bicycle parking. (Planning)
14. Verify correct Commission Certification. (ZO Art. 21-6(b)(6&7)) (Planning)

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15. Connect sidewalk in access easement from Sir Barton Way to the internal pedestrian network, and connect internal pedestrian network between buildings. (ZO Art. 16-6(3)(a)(ii)) (Bike/Ped, Traffic)
16. Alter parking lot layout to show cross-access. (ZO Art. 16-6(3)(d)) (Traffic)
17. Alter access to driveway apron at the end of the access easement. (ZO Art. 16-15(j)) (Traffic)
18. Commercial entrances shall be located a minimum of three (3) feet from the property line or more to allow the corresponding apron flare to remain inside the projected property line and be in compliance with LFUCG Standard Drawing 307-2 or 307-3. (Traffic & Engineering)
19. Denote all pavement markings, aside from standard parking stalls, shall be thermoplastic. (Traffic)
20. Reverse flow of building numbers to clockwise. (Addressing)
21. Address of the complex must be clearly visible from Sir Barton Way, or create a name for the access road. (Addressing)
22. Depict vegetative buffer. (ZO Art. 19-7(g) and SWM) (Engineering)
23. Depict the regulatory flood protection elevation and/or flood protection elevation. (ZO 19-7(g)) (Engineering)
24. Fifty percent or greater of the required bicycle parking for multi-family developments shall be covered and either located directly adjacent to the structure or in a location internal to the structure. Bicycle parking shall be allocated proportionately between the residential structures on a development based on the number of residential units in each structure. (Bike/Ped)
25. Label the centerline of the blueline stream. (Environmental Services)
26. Change Note #6 to read, "Screening and landscaping shall conform with ZO Art. 18, LSR 6-10, and Tree Protection Ordinance". (Landscape Examiner)
27. Upload open space exhibit to Accela, and include open space requirements in the site statistics as a percentage. (Zo Art. 20-3) (Open Space)

Waiver(s) Necessary:

1. PLN-WAV-26-00014: - Lot frontage and access provisions under Article 6-4(c) of the Subdivision Regulations and approval of the use of the existing access easement under Article 6-8(m) of the Subdivision Regulations in association with PLN-MJDP-26-00032, for property at 2501 Sir Barton Way.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering
2. Fire department access shall be provided within 150 ft. of all portions of the exterior of a building, measured by an approved route. This distance shall be extended to 450 ft. if the building is protected by an approved automatic sprinkler system. (NFPA 1, 2016) (Fire)

Plan Questions or Concerns:

1. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
2. What is the proposal for stormwater management? (ZO Art. 21-6(a)(9)) (Engineering)
3. Discuss who will own and maintain the Stormwater Management areas. (ZO Art. 6-7(c)) (Engineering)
4. Discuss maintenance of access easement. (Engineering)
5. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding cross-parcel access and second access for 100 units or more.

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, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.

7. Correct all noted deficiencies listed as "requirements not met" herein.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT

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

INITIATED BY: Cowgill Development, LLC
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**, of the staff alternative text.

The Staff Recommends: **Approval**, of the staff alternative text for the following reasons:

1. The changes to the supportive uses within the Economic Development (ED) zone will encourage a denser, more efficient use of land consistent with Theme A, Goal #1.b and Theme A Goal #5.f of the 2045 Comprehensive Plan.
2. The proposed text amendment increases flexibility for future developers of the Economic Development land; while maintaining a majority of the land within the development for principal, jobs-producing uses consistent with the intent of the zone to foster future job creation.
3. The proposed text amendment retains consistency with the provisions of the adopted Expansion Area Master Plan, which call for specific levels of green open space and limitations on residential density in support of Theme A, Goal C of the 2045 Comprehensive Plan.

2. **PLN-ZOTA-26-00003: AMEND ARTICLE 8-1(D)(1) TO ALLOW RETAIL ALCOHOL SALES IN ASSOCIATION WITH A HORSE RACE TRACK** – a text amendment to modify Section 8-1(d)(1) of the Zoning Ordinance to allow for the retail sale of alcoholic beverages accessory to a horse race track.

INITIATED BY: Keeneland Association
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval**, of staff's proposed text amendment to the Zoning Ordinance.

The Staff Recommends: **Approval** of the proposed text amendment to the Zoning Ordinance, for the following reasons:

1. The proposed text amendment supports numerous goals and objectives of the Comprehensive Plan (Theme C, Goals 1.b, 1.d, 2.d; Theme D, Goal 3.c; and Theme E, Goal 2.a) by supporting tourism associated with the agricultural and equine economy while maintaining the rural character of the agricultural zone.
2. The conditions and activities that take place at Keeneland are unique and the language of the text amendment is written to prevent proliferation of alcohol sales on other parcels in the agricultural zones.

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

- A. TIF REPORT – STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN** – a review of the revised Tax Increment Financing (TIF) application for the Red Mile Development, located at 1101 Winbak Way, 843 S. Broadway, and 780 and 790 Red Mile Road.

VII. STAFF ITEMS

PLANNING SERVICES ACTIVITY REPORT – April 2026

Board of Adjustment

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

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-1)
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-26-00013: Beaumont Forest, Unit 2, Lots 2 & 3
2. PLN-FRP-24-00040: Springhurst Subdivision Unit 2, Lot A
3. PLN-FRP-25-00014: Boonesboro Manor Subdivision (Interstate Park Property)(IVCP Athens South, LLC)(AMD)
4. PLN-FRP-25-00033: Deerfield Shopping Center (Olley's Trolley)(AMD)
5. PLN-FRP-25-00034: Golfview Estates (Open Door Housing, Inc)(AMD)
6. PLN-FRP-26-00003: Greathouse Property Unit 1 Lot 9 (Villages at Great Acres)(AMD)
7. PLN-FRP-26-00005: KOPP Enterprises (Subtext Development II)
8. PLN-MNDP-25-00026: Beaumont Forest Unit 2 Lot 7 (Leaf Spring School of Beaumont)(AMD)
9. PLN-MJDP-25-00016: Pleasant Ridge Subdivision, Lot 127
10. PLN-MJDP-25-00042: Phelps Property
11. PLN-MJDP-25-00053: Beaumont Farm, Unit 1, Sec 5, Lot 1-B
12. PLN-MJDP-25-00070: Park Hills Shopping Center, Lot 3 (AMD)
13. PLN-MJDP-25-00072: East High Multi-Use Project (AMD)
14. PLN-MJDP-25-00075: Arlington Subdivision (Arlington Weekly Payment Lot & Investment Co's Addition)
15. PLN-MJDP-26-00001: Hoover & Ford Philpot Evangelistic Association Property, Lot 2 (Wendy's) (AMD)
16. PLN-MJDP-26-00005: Beaumont Forest Unit 2 Lots 2 and 3 (AMD)
17. PLN-MJDP-26-00006: Kingston Hall Unit 2 Lot 4 (AMD)
18. PLN-MJDP-26-00007: Crossroads Church, Lot 3
19. PLN-MJDP-26-00012: White Farm
20. PLN-MJDP-26-00023: Beaumont Forest, Unit 2, Lots 2 & 3 (amd)

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

- **Downtown Area Master Plan**
 - Gave update to Planning Commission at work session on 4/16
 - Attended William Wells Brown Neighborhood Association meeting on 4/16
 - Planned final public input event on 5/7
- **Blue Sky Small Area Plan**
 - Canvassed Blue Sky businesses on 4/9 to get the word out about the community BBQ
 - Hosted second community BBQ to gather public input on 4/14
 - Met with Councilmember Hale on 4/17
 - Convened final Advisory Committee meeting on 4/30

- Gave Planning Commission an update at work session on 4/30
- **Winchester Road Corridor Plan:**
 - Introduced corridor study to Planning Commission at work session on 4/16
 - Convened project management team on 4/28
 - Planned launch of public website and steering committee corridor tour for May
- **Infrastructure Funding Plan:**
 - Participated in infrastructure planning efforts for Urban Growth Master Plan areas

Projects & Initiatives

- **Complete Streets:** Presented draft Complete Streets Design Manual to Planning Commission at work session on 4/30
- **Imagine Lexington Analytic Research Center:** Presented Data Lab report on residential zoning to Planning Commission at work session on 4/30
- **Neighborhood Voices:** Conducted extensive outreach in the Smithtown neighborhood, including tabling at the Hunger Doesn't Take a Spring Break food distribution initiative and hosting a community event at the Coolavin Park shelter on 4/11 to get feedback from residents about the history and future of the neighborhood and educate residents about the planning process

Zoning & Subdivision Regulation Amendments

- **UGMP:** Continued to work on revisions to draft text for the ZOTA and SRA
- **Unified Development Code:** Worked on finalizing contract for consultant to consolidate UDC and planned for public launch in June
- **Landscaping & Trees:** Worked on updated language for Articles 5, 18, and 26
- **Floodplains:** Continued revising draft text for Article 19

General Outreach

- **Planning Newsletter:** Distributed the March Edition of Sounds like a Plan newsletter ([subscribe here](#))
- **Community Engagement:**
 - Engaged with a class of public health students at UK on 4/1
 - Led an exercise about improving downtown with a class of fifth graders from George Washington Carver STEM Academy on 4/3
 - Presented about the Urban Service Area at Grow Smart Academy on 4/7
 - Presented to UK students about Planning's efforts to preserve Lexington's tree canopy on 4/7
 - Engaged with middle schoolers at the Inspire Curiosity Expo on 4/15
 - Tabled at Reforest the Bluegrass on 4/18
 - Attended CivicLex Civics Day on 4/22
 - Attended UK landscape architecture students' senior capstone presentations on 4/29
 - Gave a lecture about urban planning to attendees of the UK Osher Lifelong Learning Institute's Donovan Forum series on 4/30

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT – April 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 elements.

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
- Improved specifications to use NPMRDS and StreetLight data sources to collect roadway congestion data for CM Bottleneck 2026 Study
- Pulled monthly crash data for Fayette and Jessamine County
- Met to discuss GIS Database Tracking
- Met to discuss Crash Data and Crash Database with GIS
- Gathered crash data for the Safe Routes to School Coalition

- Coordination with GIS Dept on 9 new road segments in street centerline database.
- Baseline data development for complete streets evaluation
- Meetings with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Participated in discussions on crash data and Vision Zero Dashboard coordination
- Worked on the development of narrative content for Congestion Management Report

2.0 Identify & Prioritize Projects

- Discussed Transit service concepts with Long-Range section and consultants as part of development of the Downtown Master Plan
- Attended (4) 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
- 2 meetings with downtown master plan to team to discuss bicycle and pedestrian concepts

3.0 Program & Project Implementation

- There were no modifications or amendments to the FY 2025-2028 TIP in April.
- Continued work on the Transportation Improvement Plan update, including adding Lextran's budgetary information and projects from the State Highway Plan.
- Participated in a kickoff meeting with KYTC and their consultant regarding the Main Street Feasibility Study
- Reviewed FHWA regulations and requirements to assess and prepare to identify appropriate updates for the MPO regional Intelligent Transportation System (ITS) Architecture documents
- Reviewing the ITS-Congestion Management Systems (CMS) Traffic Improvement FY2027 Funding Request Proposal
- Attended the Monthly and weekly RCC Team Meetings
- Met to discuss the NTMP with Internal Staff
- Attended a Safe Routes to School Coalition Meeting
- Attended a site visit at Ashland Elementary School
- Attended an HSIP + VZ Lexington Meeting
- Met to discuss MLK and Legacy Trail Alignment
- Met to discuss LFUCG Complete Streets Annual Report
- Met with BGADD to discuss Jessamine Safety Action Plan and future coordination
- Attended the New Circle Public Meeting
- Met to discuss NTMP Discussion with CM Seigny and CM Sheehan
- Met to discuss ROW Project Internal Meeting
- Met to discuss Plan Alignment with Downtown Master Plan and Bike Ped Masterplan
- Met with CS Core Advisory Team and Smart Growth America
- Met to discuss CS/VZ Coordination
- Met to discuss Traffic Circle Quick Builds
- Met to discuss NTMP with CM Baxter and CM Reynolds
- Attended the Complete Streets Work Group with Engagement and Education
- Attended a Walk Audit of Main and Vine
- Met to discuss SS4A Grant for Safe Routes to School
- Continued work on the Lexington Safety Action Plan
- Worked on the Vision Zero Annual Report
- Coordinated and worked on the RCC MLK Blvd Project
- Presented quote for art installation at Newtown Pike bus shelter and received funding for project.
- Attended Transit Stakeholder Breakfast with presenter Scudder Wagg of Jarrett Walker + Associates
- 3 meetings with Micro mobility companies and follow up
- Meeting with populus to discuss digital enforcement of shared mobility vehicles
- Roundabout design and development for intersections on the HIN.
- Continued work with Traffic Engineering for traffic calming standards manual, including traffic calming designs consistent with fire regulations and requirements for access for new development.
- HISP vulnerable road user assessment (VRU RSA) for Main and Vine St., Gresham Smith and State partners
- Attended the MLK Night Walk Audit

- Ashland Elementary field evaluation review and follow up comments
- Shared mobility policy oversight and enforcement

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 and BOA Pre-Apps (10)
- Attended a monthly ZOTA workgroup meeting
- Assisted the long-range section in a presentation to the LFUCG Planning Commission regarding the Winchester Rd Land Use and Transportation Study
- Attended a meeting of the Blue Sky small area plan advisory committee
- Reviewed a Transportation Impact Study and Parking Demand Mitigation Study for 633 S Broadway.

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Discussed logistics with KYTC and their consultant regarding a public meeting regarding the North New Circle Safety Project
- Assisted KYTC in conducting a public meeting regarding the North New Circle Safety Project
- Conducted a debrief meeting with CM Higgins-Hord, and the KYTC consultant regarding the North New Circle Safety Project public meeting
- Podcast intro recording
- Bike bus lunch and learn
- Vision Zero engagement meeting
- Safe Routes to School Coalition meeting and logo design
- High St. engagement meeting and one pager design
- ADA Accessibility work on MPO website
- Cross dept lunch photography
- LexTV shoot for weekly events
- Tates Creek Bike Giveaway
- Photography for AMPO Tech Symposium
- Street fest coordination
- Bike to Moondance coordination meeting
- Interview with UK student around policy, zoning and bicycle and pedestrian planning efforts.
- Attended Streetfest planning meetings
- Attended StreetTalk: Lunch and Learn
- Social Media Stats for April:
 - MPO Website:
 - 686 users, 1,617 views
 - MPO Facebook:
 - 5 new followers, 10 posts, reached 516 users, and had 18 interactions.
 - LexBikeWalk Facebook:
 - 12 new followers, 10 posts, reached 3.9k users, and had 93 interactions.
 - LexBikeWalk Instagram:
 - 41 new followers, 10 posts, reached 4.0k and had 633 interactions.

6.0 Program Administration

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Participated in a meeting of the AMPO Board of Directors
- Conducted an interview with Spectrum News
- Attended a meeting of the Kentucky MPO Council
- Attended Lextran Board Meeting
- Financial oversight for FTSB

- Annual report design meeting
- Participated in a cross-departmental meeting regarding complete streets
- Participated in KYTC quarterly statewide planning meeting
- Assisted the Association of MPOs in conducting the 2026 National Planning Tools and Training Symposium at the Downtown Hilton
- In coordination with KYTC and their consultant, presented a workshop regarding corridor study development at the AMPO 2026 National Planning Tools and Training Symposium
- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
 - Bicycle-Pedestrian Advisory Committee (BPAC)
 - Transportation Technical Coordinating Committee (TTCC)
 - Transportation Policy Committee (TPC)
- Staff attended the following training sessions, conferences and webcasts:
 - AMPO Planning Tools and Training Symposium (Conference)
 - Behind the Cloud: Planning for Data Centers (Webinar)
 - ADA Compliance for Local Governments (Webinar)

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 June 2026

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	June 4, 2026
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	June 4, 2026
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov’t Center.	June 11, 2026
Work Session, Thursday, 1:30 p.m., 3 rd Floor Conference Room, Phoenix Building	June 18, 2026
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	June 24, 2026
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov’t Center	June 25, 2026

TW/DC/JY/CC/BW

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