

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
SUBDIVISION & ZONING ITEMS  
AMENDMENT TO THE COMPREHENSIVE PLAN PUBLIC HEARING**

**July 23, 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, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The May 28, 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, July 2, 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, Dalton Belcher, Jeremy Young, Cheryl Gallt, Paula Owens; Lieutenant Brian Morgan, Division of Fire and Emergency Services; Tracy Jones and Ella Helmuth, Department of Law. The Committee made recommendations on plans as noted.

1. **PRELIMINARY SUBDIVISION PLANS**

- a. **PLN-MJSUB-26-00004: LANE ALLEN PARK, LOTS 2 & 3** (8/29/26)\* – located at 1899 PARKERS MILL ROAD, LEXINGTON, KY  
Council District: 10  
Project Contact: Vision Engineering

Note: The purpose of this plan is to subdivide the property into 28 single-family residential lots, a street right-of-way, and one HOA lot.

Requirements Not Met:

1. Correct Note #28, changing "developer" to "development".
2. Provide street names. (LSR 5-2(d)(2)) (Planning)
3. Correct typo in Note #30.
4. Depict all existing and proposed easements. (LSR 5-2(d)(1)) (Engineering)
5. Denote all required floodplain information. (ZO Art 19-7(g) & SWM 1.6) (Engineering)
6. Provide stormwater design that conforms with LFUCG standards and regulations. (SWM 10.5, 6.1.4, 1.4.4, 1.67 & Figure 1-3) (Engineering)
7. Denote CLOMR approval is required prior to the issuance of any land disturbance or building permits.

Waiver(s) Necessary:

PLN-WAV-26-00020: LANE ALLEN PARK, LOTS 2 & 3 - requesting waiver to modify street geometrics. (LSR Art. 6-8(a) and Exhibit 6-1).

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Provide two street names suggestions or Addressing staff will assign. (Addressing)
3. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
4. Locate hydrants so they are greater than 43' radius to accommodate for fire apparatus turnaround vehicle clearance at the time of water plan submittal. (Fire)

Plan Questions or Concerns:

1. Discuss intermittent stream that crosses Lots 4, 5, & 20. (Planning)
2. Discuss intersection improvements at entrance with Lane Allen. (Planning)
3. Discuss half-road improvements along Parkers Mill Road. (LSR 6-8(p)) (Planning)
4. Discuss stormwater management proposal. (Engineering)

The Subdivision Committee Recommended: **Postponement**. There are questions regarding stormwater detention and roadway intersection improvements.

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

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

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Department of Environmental Quality's approval of environmentally sensitive areas and greenways.
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. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. Correct all noted deficiencies listed as "requirements not met" herein.

#### 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, July 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, Molly Davis, Larry Forester, Robin Michler, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Dalton Belcher, Chris Chaney, 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.

# **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** (7/23/26)\* – 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** (8/13/26)\* – 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)
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)

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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 (7/23/26)\*** – 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.

**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)** (8/13/26)\* – 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)

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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 Araea (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** (7/23/26)\* – 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)** (8/13/26)\*– 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. 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 (8/13/26)\*** – 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:
  - 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

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- 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) (8/13/26)\* – 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)
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)

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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.

**5. PLUMBERS AND STEAMFITTERS LOCAL NO. 452 BUILDING CORPORATION MAP AMENDMENT REQUEST AND SOUTHSIDE TECHNICAL CENTER DEVELOPMENT PLAN**

- a. **PLN-MAR-26-000013: PLUMBERS AND STEAMFITTERS LOCAL NO. 452 BUILDING CORPORATION** (8/29/26)\* – a petition for a zone map amendment from a Single-Family Residential (R-1C) zone to a Corridor Business (B-3) zone for 4.912 net (6.047 gross) acres for property located at 1770 and 1800 Harrodsburg Road.

COMPREHENSIVE PLAN AND PROPOSED USE

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

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 applicant is seeking to rezone the subject property from a Single Family Residential (R-1C) zone to the Corridor Business (B-3) zone to establish a trade school.

The Zoning Committee Recommended: **Approval.**

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

1. The proposed Corridor Business (B-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
  - a. The proposal will provide training and opportunities to enhance the workforce in the area by providing specialized training and experience to trades such as plumbing, HVAC, and pipefitting. (Theme C, Goal #1.a and Theme C, Goal #2.a).
  - b. The commercial character of the proposed development matches the character of this portion of the Harrodsburg Road corridor, while keeping the scale of the operations compatible with adjoining single-family residential development (Theme A, Goal #2.b).
  - c. The proposal will improve a desirable community by working to achieve an effective, equitable, and comprehensive transportation system as they intend to add bicycle parking at this location where none currently exists and encourage students to carpool to limit vehicular traffic (Theme D, Goal #1.b.).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
  - a. At the existing scale, the building and use are sensitive to both the adjoining commercial and single-family residential contexts (Theme A, Design Policy #4).
  - b. The proposal features internal and external sidewalks which creates a pedestrian-friendly walkable block (Theme A, Design Policy #5).
  - c. The proposal activates a former school site within the community, providing an educational opportunity to develop necessary skills to work in various trades. (Theme A, Equity Policy #9).
  - d. The proposal offers alternative post-secondary educational opportunities to develop skills that will allow students to explore specialized vocational opportunities (Theme C, Prosperity Policy #7).
3. The justification and corollary Final Development Plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
  - a. The proposed rezoning meets the criteria for Land Use, as the request activates a use located near neighborhood serving commercial areas (A-DS12-1) and along a major corridor, and LexTran operates in the near vicinity (D-CO3-1).
  - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development criteria, as the proposal includes sidewalk connections to transit (A-DS-1-2), and the applicant has more parking than they will need for the number of students and they will encourage carpooling to reduce the amount of traffic accessing the site (C-PS10-1).
  - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), and will maintain the existing landscaping and trees present on site (B-PR7-1).
  - d. The request meets the requirements for Site Design, as there is access to the main parking area from McCubbing Drive and a secondary parking area will have limited use only by employees of the school (A-DS7-1), and the site has been used as a similar trade school use in the past and has adequate facilities on site to accommodate the school operations (A-EQ9-1).
  - e. The request meets the criteria for Building Form, as the request is at an appropriate scale to surrounding structures (A-DN2-2), and provides a pedestrian-friendly atmosphere with internal

and external sidewalks to connect to the interior parking area and the nearby neighborhood (A-DS5-3).

4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following amended use restrictions shall apply:
- i. Self-service laundry or laundry pick-up stations, including clothes cleaning establishments of not more than forty (40) pounds capacity and using a closed-system process.
  - ii. Automobile service stations.
  - iii. Carnivals, special events, festivals, or concerts on a temporary basis.
  - iv. Rental of equipment whose retail sale would be permitted in the B-1 zone.
  - v. Arcades, including pinball and electronic games.
  - vi. Pawnshops.
  - vii. Banquet facilities.
  - viii. Establishments primarily engaged in agricultural sales and services.
  - ix. Ecotourism activities to include hiking, bicycling and equine trails; recreational outfitters, and canoeing and kayaking launch sites.
  - x. Un-hosted short-term rentals.
  - xi. Establishments and lots for the display, rental, and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.
  - xii. Car washing establishments.
  - xiii. Indoor amusements, such as billiard or pool halls; skating rinks; miniature golf or putting courses; theaters or bowling alleys.
  - xiv. Parking lots and structures.
  - xv. Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.
  - xvi. Retail sale of automotive parts with storage and distribution of inventory to other local establishments under the same ownership, when such use is at least two hundred (200) feet from a residential zone.
  - xvii. Mobile food vendor parks.
  - xviii. Medicinal cannabis dispensaries and safety compliance facilities.

These restrictions are appropriate and necessary to ensure compatibility with the adjoining residential land uses.

5. This recommendation is made subject to approval and certification of **PLN-MJDP-26-00047: SOUTHSIDE TECHNICAL CENTER**, 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-26-00047: SOUTHSIDE TECHNICAL CENTER PROPERTY** (8/29/26)\* – located at 1770 & 1800 HARRODSBURG ROAD, LEXINGTON, KY  
Council District: 10  
Project Contact: Vision Engineering

Note: The purpose of this plan is to depict the current site layout, in support of the requested zone change from a Single-Family Residential (R-1C) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Depict building lines. (ZO Art. 21-6(a)(14)) (Planning)
2. Denote no change in exterior lighting or provide lighting plan. (ZO Art. 30) (Planning)
3. Depict pedestrian entrances to buildings. (ZO Art. 21-6(a)(5)) (Planning)
4. Addition of direct sidewalk connection to McCubbin Drive. (ZO Art. 16-6(3)(a)(iii)) (Traffic & Bike/Ped)
5. Addition of bicycle parking at 10% of the total vehicular parking provided. (ZO Art 16-12(a)(1)) (Bike/Ped)
6. Submit a separate tree inventory map. (ZO Art. 26-4(b)) (Urban Forester)

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7. Upload open space exhibit to Accela and provide open space in site statistics as a percentage. (ZO Art. 20-3) (Open Space)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Any future plan will require a dumpster location. (Waste Management)

Plan Questions or Concerns:

1. Discuss Placebuilder criteria.
2. Discuss removal of circle drive on Harrodsburg Road. (Planning)
3. Confirm there are no proposed site changes (including right-of-way). (Engineering)
4. Address sanitary sewer capacity. (Engineering)

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

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
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 open space 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.
14. Correct all noted deficiencies listed as "requirements not met" herein.

**C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENT**

1. **PLN-ZOTA-26-00007: ATTENDED DONATION CENTER REGULATIONS** – a text amendment to Article 1-11 to add a new definition for attended donation centers, and to allow the use as a principal use in the B-3, B-4, B-6P, and PUD-3 zones, and as a conditional use in the B-1 zone.

INITIATED BY: Goodwill Industries of Kentucky, Inc.  
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**, of the proposed text.

The Staff Recommended: **Postponement**, of the proposed text for the following reason:

1. The applicant should provide further information regarding the typical operations and potential land use impacts of attended donation centers, and how these uses are appropriate within the selected 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. PLN-CELL-26-00004: CELLCO PARTNERSHIP, D/B/A VERIZON WIRELESS** – A request to increase the height of an existing cell tower from 79 feet to 139 feet for property located at 2280 Hume Road.

**B. DOWNTOWN AREA MASTER PLAN** – An Amendment to the Comprehensive Plan.

1. Downtown Area Master Plan Presentation by MKSK
2. Public Comment
3. Imagine Lexington 2045 Comprehensive Plan Amendment

## **VII. STAFF ITEMS**

### **PLANNING SERVICES ACTIVITY REPORT – May 2026**

#### **Board of Adjustment**

There were nine applications on the agenda for consideration by the Board of Adjustment at their meeting on May 11, 2026.

There were four (4) applications requesting variances and five (5) requesting condition use permits. One (1) application requested a variance to increase the maximum driveway width, one (1) requested a reduced front yard setback, and reduced minimum setback for a freestanding sign. One (1) requested a variance to reduce the minimum distance between establishments for the display, rental, and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies. One (1) application requested a variance to reduce the required setback from a floodplain.

The Board approved the postponement of one (1) request for variance, approved two (2) requests for variances, and disapproved one (1) request for variance.

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

- 1) One (1) request to amend an existing conditional use permit for a school for academic instruction in order to construct a parking area in the Agricultural Urban (A-U) zone.
- 2) Four (4) requests for CUPs for STRs.

The Board approved two (2) of the five (5) requests for conditional use permits. One (1) of the conditional use requests was withdrawn. The Board approved (2) STR permits and disapproved one (1) request for a STR permit. The Board voted to continue hearing one (1) of the condition use requests by the school requesting permission to construct a parking area to the June 8, 2026 BOA hearing.

#### **Development and Subdivision Plan Certification**

1. **PLN-MNSUB-26-00004:** Mount Tabor Point Subdivision (Garden Gate Subdivision) (Unit 2, Lot 3)
2. **PLN-MNSUB-26-00008:** Subtext Development II
3. **PLN-MNSUB-26-00019:** Southeastern Hills Subdivision, Unit 3-A, Blk L, Lot 2B
4. **PLN-MNSUB-26-00020:** Samuel Kincade, LT Mulloy Property (Eastland Subdivision, Unit 2, Blk B)
5. **PLN-MNSUB-26-00023:** Patchen Wilkes Unit 2, Lot 8
6. **PLN-MJSUB-26-00005:** Suburban Pointe Subdivision Expansion
7. **PLN-FRP-22-00025:** The Peninsula, Unit 1-C
8. **PLN-FRP-23-00008:** Bluegrass Business Park (Pemberton Farms) Lots 1 & 3B (AMD)
9. **PLN-FRP-25-00006:** Ramsey/Sullivan Property, Lots 1 & 2 (AMD)
10. **PLN-FRP-25-00013:** Shriners Hospital/Masonic Temple Association of Lexington (amd)
11. **PLN-FRP-25-00019:** Masterson Hills, Unit 1-R
12. **PLN-FRP-25-00020:** Masterson Hills, Unit 1-S
13. **PLN-FRP-26-00007:** Coventry (Belmont Farm) (Belmont Center, Lots 1-11) (AMD)
14. **PLN-FRP-26-00008:** Thomas & Ann Asbury Property
15. **PLN-MNDP-25-00024:** Interchange Service Center, Sec. 2, Lot 88 (Roam EV Charging Station) (AMD)

16. **PLN-MJDP-24-00091**: Lexmark International Inc. Sec 1, Lot 7 (AMD)
17. **PLN-MJDP-25-00044**: Interstate Park Development (IVCP Athens South, LLC) Tract 1M (Fairfield) (AMD)
18. **PLN-MJDP-25-00055**: Little Beginners Child Development Center
19. **PLN-MJDP-26-00008**: Beaumont Farm, Unit 10, Lot 10 (B-6P) (AMD)
20. **PLN-MJDP-26-00014**: Aylesford Addition, Blk 5, Lots 1-3 (Woodland Village) (AMD)
21. **PLN-MJDP-26-00015**: Lochmere, tract 4, Lot 1B (a portion of) (Andover Club Course)
22. **PLN-MJDP-26-00016**: Clays Mill Baptist Church Housing Project
23. **PLN-MJDP-26-00020**: Bread & Roses, LLC II
24. **PLN-MJDP-26-00036**: Coventry (Belmont Farm) Lot 6 (AMD)

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

#### **Plans & Studies**

- **Downtown Area Master Plan:**
  - Hosted final public input event at Phoenix Park on 5/7
  - Presented at Planning Commission work session on 5/21
- **Blue Sky Small Area Plan:**
  - Published draft text of plan on 5/21
  - Presented at Planning Commission work session on 5/21
- **Winchester Road Corridor Plan:**
  - Launched public website
  - Led corridor tour for steering committee on 5/13
  - Tabled at Thoroughbred Park on 5/25
  - Canvassed small businesses along the corridor
- **Infrastructure Funding Plan:** Participated in infrastructure planning efforts for Urban Growth Master Plan areas

#### **Projects & Initiatives**

- **Complete Streets:** Attended Complete Streets workshop with Smart Growth America on 5/4, conducted walk audit with Smart Growth America on 5/5, presented draft Complete Streets Design Manual to Environmental Quality & Public Works Committee on 5/12, launched Engage Lexington page on 5/12
- **Neighborhood Voices:** Compiled and analyzed input received at 4/11 event, planned future engagement initiatives in the Smithtown neighborhood, began drafting Smithtown Voices report
- **Reimagining the Civic Commons:** Laid groundwork for outreach in the Bracktown neighborhood, participated in design charrette for MLK site on 5/20, attended national RCC convening in San Jose to learn from other cities

#### **Zoning & Subdivision Regulation Amendments**

- **Unified Development Code:** Contract with TSW approved 5/14
- **Landscaping & Trees:** Worked on updated language for Article 26
- **Floodplains:** Continued revising draft text for Article 19

#### **General Outreach**

- **Planning Newsletter:** Distributed the May Edition of Sounds like a Plan newsletter ([subscribe here](#))
- **Community Engagement:**
  - Attended high school student presentation about housing on 5/1
  - Presented about Complete Streets at Grow Smart Academy on 5/5
  - Participated in group bike ride to Moondance Amphitheater on 5/29
  - Tabled at Lexington Pride Festival on 5/30

### **TRANSPORTATION PLANNING / MPO ACTIVITY REPORT – May 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**

- Coordination with GIS Dept on 10 new road segments in street centerline database.
- Improved specifications to use NPMRDS and StreetLight data sources to collect roadway congestion data for CM Bottleneck 2026 Study.
- Reviewing FHWA regulations and requirements to assess and prepare to identify appropriate updates for the MPO regional Intelligent Transportation System (ITS) Architecture documents.
- Continued the process of collecting data for CM Bottleneck 2026 Study and monitoring the changing travel patterns for the MPO region.
- Pulled monthly crash data for Fayette and Jessamine County
- Met to discuss Crash Data and Crash Database with GIS
- Met to discuss ROW Project Internal Tracking Database
- Conducted a Complete Street Walk Audit with Smart Growth America
- Meetings with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Complete streets baseline data development for evaluation.

**2.0 Identify & Prioritize Projects**

- 3 paving meetings work on hand and vetting list for spring.
- Participated in a project team meeting for the KYTC North Broadway corridor study
- Participated in a LFUCG workshop with Smart Growth America regarding complete streets.

**3.0 Program & Project Implementation**

- There were two modifications to the FY 2025-2028 TIP in May:
  - Modification 23: West High Shared Use Path
  - Modification 24: LFUCG DOE Project Management Consulting, Waller Avenue
- TIP Amendment 3 is currently under public review. This amendment would advance 2 KYTC projects (Winchester Road: Polo Club to Haley and New Circle: Trade Center Drive to Railroad Bridge North of Palumbo Drive).
- Continued work on the Transportation Improvement Plan update, including adding Lextran's budgetary information and projects from the State Highway Plan. Conducted an MPO project coordination team meeting.
- Attended the Monthly and weekly RCC Team Meetings
- Coordinated and worked on the RCC MLK Blvd Project and review the MLK Blvd conceptual drawing.
- Met to recap the MLK Blvd Charette and discuss next steps.
- Met with Vision Zero Louisville for Monthly Peer Exchange.
- Attended a weekly CS/VZ Strategy Session.
- Met to discuss the Complete Streets Training Scope with Toole and Smart Growth America.
- Met to discuss SS4A Grant for Safe Routes to School.
- Continued work on the Lexington Safety Action Plan.
- Attended the Complete Streets Work Group with Engagement and Education
- 2 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.
- Meeting with Council members, and Thomas Howell regarding the west Hickman trail south alignment and project prioritization.
- Attended safe routes to schools meeting
- 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.
- Reimagine the civic commons concept development for MLK project kick-off meeting, night walk audit, UK rote coordination, conceptual draw production, review and edits.
- Complete streets internal advisory committee.
- Ashland Elementary field evaluation review and follow up comments
- Parks and Recreation master plan virtual stakeholder meeting.
- Worked on the development of narrative content for Congestion Management Process Report

#### **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 (6)
- Attended a monthly ZOTA workgroup meeting
- Presented the Transportation Impact Study and Parking Demand Mitigation Study for 633 S Broadway.
- Met with KYTC and consulting team to review the US 27 North Broadway project to discuss concepts and intervention strategies.
- Met with director of Lyric Theater to discuss bus shelter on Third and Elm Tree Ln.
- Participated in 2 project management and 2 internal coordination meetings for the Winchester Road corridor study.
- Participated in a bus tour of the Winchester Road corridor for the Winchester Road corridor study.
- Participated in a discussion with the commissioner's office for planning & preservation regarding tracking sign-offs for development plans.

#### **5.0 Participation & Outreach**

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- LexBikeWalk events attended:
  - 5/1- bike bus
  - 5/5- complete streets walk audit
  - 5/7- Downtown Destiny
  - 5/8 – Winchester Road bus tour
  - 5/9- Bike and walk to school day
  - 5/13 – Livingood in Lex Walk Club
  - 5/25- Murph and Crossfit Conductor
  - 5/26- Bike education at Maxwell Elementary School
  - 5/29 – Bike to Moondance
  - 5/30- Melanin Miles Social Club at Shillito Park
- Creating Social media videos, Pictures and graphics for Bike Walk Month
- Pilot Projects pages on city website and graphics making
- Filming video for Complete Streets design manual
- Participated in a review for a draft of a public survey for the Winchester Road corridor study
- Pride month content coordination
- Attended the MLK Blvd Charette
- Attended Streetfest planning meetings
- Meeting with Love to Ride
- Bike walk month implementation with Seth Holbrook
- Social Media Stats for May:
  - MPO Website:
    - 795 users, 1,159 views
  - MPO Facebook:
    - 8 new followers, 8 posts, reached 359 users, and had 14 interactions.
  - LexBikeWalk Facebook:
    - 28 new followers, 20 posts, reached 35.9k users, and had 250 interactions.
  - LexBikeWalk Instagram:
    - 96 new followers, 20 posts, reached 95.2k and had 1.6k interactions.

#### **6.0 Program Administration**

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Attended Lextran Board Meeting
- Financial oversight for FTSB
- Attended KPTA meeting via Microsoft Teams.
- Attended Corridors Commission meeting.
- Reviewed the ITS-Congestion Management Systems (CMS) Traffic Improvement FY2027 Funding Request Proposal and forwarded to KYTC District 7 office for review, approval, and processing.
- Worked on the Vision Zero Annual Report
- Worked on the Complete Streets Annual Report
- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
  - Bicycle-Pedestrian Advisory Committee
  - Safety Work Group
  - Congestion Management Air Quality Work Group Meeting
- Staff attended the following training sessions, conferences and webcasts:
  - Microsoft Copilot AI Training (Internal LFUCG)
  - Building Performance Standards and Historic Buildings (Webinar)
  - Reframing our Roads (Webinar)
  - TTAP – Beyond the Peak: An All Day Operations Framework for Corridor Evaluation (Webinar)
  - NACTO 2026 Designing Cities Conference in Minneapolis

## **PLANNING SERVICES ACTIVITY REPORT – June 2026**

### **Board of Adjustment**

There were nine (9) applications on the agenda for consideration by the Board of Adjustment at their meeting on June 8, 2026.

There were three (3) applications requesting variances and six (6) applications requesting conditional use permits.

1. One (1) variance was requested to increase the maximum height of an accessory building from twenty (20) feet to twenty-five (25) feet in a Single Family Residential (R-1D) zone
2. One (1) variance was requested to reduce the spacing requirements between short-term rentals, with a conditional use permit for an un-hosted short term rental in an Agricultural Rural (A-R) zone
3. One (1) variance was requested to reduce 1) the required front set and back and 2) increase the maximum driveway width from twenty-four (24) feet to thirty (30) feet in an Expansion Area Residential (EAR-2) zone

There were six (6) applications on the agenda requesting conditional use permits.

1. One (1) conditional use permit was requested to construct a drive-through facility in a Neighborhood Business (B-1) zone
2. One (1) conditional use permit was requested for a school for academic instruction and an accessory nursery school to construct an accessory structure in an Agricultural Rural (A-R) zone
3. One (1) conditional use permit was requested for a school for academic instruction to construct a parking area in the Agricultural Urban (A-U) zone
4. One (1) conditional use permit was requested permit for a place of religious assembly to construct a pavilion in an Agricultural Rural (A-R) zone
5. Two (2) of the conditional use applications requested a permit for short term rentals in residential zones.

The Board approved one (1) of the requests for variances, based on findings of fact. The Board approved three (3) conditional use permits, and two (2) STR permits. The Board voted to disapprove the request to amend an existing conditional use permit for a school for academic instruction to construct a parking area in the Agricultural Urban (A-U) zone.

The Board voted to postpone two (2) of the variance requests. One (1) of the variances requests was to increase the maximum height of an accessory building. Another variance was requested to reduce the spacing

requirements between short-term rentals, along with a request for a conditional use permit for an STR in an (A-R) zone. The Board voted to postpone a conditional use request for a place of religious assembly to construct a sanctuary and parking lot with a variance to reduce the front yard setback in an Agricultural Rural (A-R) zone. These three (3) cases will be heard at the July 13, 2026 BOA Meeting.

### **Development and Subdivision Plan Certification**

1. **PLN-MNSUB-26-00005:** Journal Hill Subdivision & Herr Park (UK EQMC)
2. **PLN-MNSUB-26-00016:** Lakeview Estates, Unit 1-A, Blk G, Lots 11 & 12
3. **PLN-MNSUB-26-00025:** Clark & Pullman LLC Property
4. **PLN-MNSUB-26-00026:** Julianne McMakin Property, Tracts 1 & 2
5. **PLN-MNSUB-26-00027:** Newtown Springs
6. **PLN-MNSUB-26-00029:** Hamburg East, Tract 4, Lot 4
7. **PLN-MNDP-26-00004:** the Bread Box (Food Chain's Neighborhood Green Grocery Patio) (amd)
8. **PLN-MNDP-26-00005:** Sam's Club Remodel
9. **PLN-MNDP-26-00007:** Turner Commons Development
10. **PLN-MNDP-26-00011:** Columbians, Inc.
11. **PLN-MJDP-26-00078:** Lyndhurst Place, Blk D, Lot 5
12. **PLN-MJDP-26-00017:** Greathouse Property (The Village at Great Acres, Lot 9) (UK Federal Credit Union) (amd)
13. **PLN-MJDP-26-00027:** Hazen Property, Montmullin Street Subdivision, (EVER Lexington)
14. **PLN-MJDP-26-00029:** J Forbing and Sons & Hayman Subdivision (The Standard at Lexington)
15. **PLN-MJDP-26-00033:** Rosemill Subdivision, Unit 2 (Paiva Property)

### **Transportation Planning / MPO Activity Report – June 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**

- Working to review the high-congestion network and low-speed corridors identified with National Performance Management Research Data Set (NPMRDS), and list projects of previous CMP Bottleneck Study, current MTP and current TIP on the low-speed corridors.
- Pulled monthly crash data for Fayette and Jessamine County
- Met to discuss Crash Data and Crash Database with GIS
- Met with GIS to discuss ROW Project Tracking
- Meetings with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Continued development of the Congestion Management Process (CMP) Report by drafting and refining Chapters 1-4, including the introduction, goals, performance objectives, and performance measures
- Initiated development of Chapter 7 of the Congestion Management Process (CMP) Report, focusing on identifying and evaluating potential congestion management strategies
- Reviewed the Intelligent Transportation Systems-Congestion Management Systems (ITS-CMS) Traffic Improvement FY2027 Funding Request Agreement forwarded from the KYTC District 7 office
- Reviewed the proposed subscription for a new transportation data platform and discussed implementation details with Transportation engineering staff
- Complete streets meetings, baseline data development for evaluation,

#### **2.0 Identify & Prioritize Projects**

- 3 paving meetings work on hand and vetting list for spring.
- Participated in a project team meeting for the KYTC North Broadway corridor study
- Roundabout design and development for intersections on the HIN.

#### **3.0 Program & Project Implementation**

- There were no modifications to the FY 2025-2028 TIP in June.
- TIP Amendment 3 was approved by the TPC. This amendment would advance 2 KYTC projects (Winchester Road: Polo Club to Haley and New Circle: Trade Center Drive to Railroad Bridge North of Palumbo Drive).
- Continued work on the Transportation Improvement Plan update.
- Met with KYTC D7 Planning Engineers and LFUCG Traffic Engineers regarding the ITS-CMS project progress for FY2024 through FY2026
- Attended a weekly standing RCC Meeting
- Attended a weekly CS/VZ Strategy Session
- Attended the Complete Streets Work Group with Engagement and Education
- Met with CS Core Advisory Team and Smart Growth America
- Met with HSIP
- Met to discuss Speed Management with Louisville's Speed Management Coordinator
- Met to discuss the Complete Streets Report
- Met to discuss NACTO takeaways
- Met to discuss MLK Blvd Project Process
- Met to discuss Safety Work Group
- Met to discuss the NTMP Update
- Met with CM Lynch and CM Morton to discuss NTMP
- Met with Complete Streets Louisville for a Peer Exchange
- Met to discuss RCC MLK Blvd Project
- Met to discuss MLK Blvd Project with CM Morton and CM Eblen
- Met to discuss MLK Blvd Project Strategy
- Met with Smart Growth America to discuss Project Prioritization
- Continued work on the Lexington Safety Action Plan
- Worked on the Vision Zero Annual Report
- Worked on the Complete Streets Annual Report
- Coordinated and worked on the RCC MLK Blvd Project
- Coordinated with director of Lyric Theater to improve lighting & environment at bus shelter on Third and Elm Tree Ln.
- Attended Lextran press conference – CM Reynolds bus shelter art call to artists for 3 Versailles Rd shelters.
- Completed call for art submissions for “Bluegrass Bus Shelter” on Newtown Pike & Ash St.
- Convened a jury composed of CM Lynch and CM Morton to make a decision for art placement at “Bluegrass Bus Shelter”
- Placed order for with Adcolor for art reproduction panels to be placed in “Bluegrass Bus Shelter”. This will be paid for by Via Creative (Non-profit organization).
- Attended a Blue Sky I-75 Interchange Redesign Meeting
- Attended an IFP Project Update Meeting
- Met with Environmental Services to discuss right of way acquisition at 1750 Old Higbee Mill and follow up
- Project prioritization meeting with Smart Growth America
- 2 meetings with Micro mobility companies and follow up
- Meeting with populus to discuss digital enforcement of shared mobility vehicles
- Shared mobility policy oversight and enforcement
- Attended safe routes to schools meeting
- Continued work with Traffic Engineering for traffic calming standards manual
- Meetings around traffic calming designs consistent with fire regulations and requirements for access for new development.
- Complete streets policy data and reporting strategy development
- Reimagine the civic commons concept development for MLK project kick-off meeting, night walk audit, UK rote coordination, conceptual draw production, review and edits.
- Safe routes to school data assessment.
- Complete streets internal advisory committee.
- 3 paving meetings work on hand and vetting list for spring.
- Cross departmental complete streets meeting

- Meeting with Love to Ride to discuss roll and stroll events
- Meeting with Thomas Stokell Love to ride to discuss billing and payment

#### **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 (3)
- Attended a monthly ZOTA workgroup meeting
- Attended several meetings related to the Winchester Road Corridor study, including bi-weekly project team and internal meetings, an all day series of stakeholder roundtable meetings and several follow-up meetings with stakeholders.

#### **5.0 Participation & Outreach**

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Coordinated and edited downtown Pride post
- Engineering interviews
- Attended MPO committee meetings
- Meeting with LexTV about podcast timeline
- Uploaded TIP and Title VI graphics and public comment to website
- Assembled strider bikes at elementary school
- Made quick build and traffic circle one-pagers
- Winchester Rd survey posts
- Got drone footage of MLK and Shropshire
- Attended Parks master plan stakeholders meeting
- Coordinated volunteers for High St. promo video from Mediocre
- Social Media Stats for June:
  - MPO Website:
    - 1,239 users, 2,076 views
  - MPO Facebook:
    - 2 new followers, 6 posts, reached 1.5k users, and had 16 interactions.
  - LexBikeWalk Facebook:
    - 7 new followers, 9 posts, reached 3.6k users, and had 67 interactions.
  - LexBikeWalk Instagram:
    - 36 new followers, 7 posts, reached 14.9k and had 388 interactions.

#### **6.0 Program Administration**

- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
  - Bicycle-Pedestrian Advisory Committee
  - Safety Work Group
  - Transportation Technical Coordinating Committee
  - Transportation Policy Committee
- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Attended Lextran Board Meeting
- Financial oversight for FTSB
- Attended a UK/LFUCG Quarterly Coordination Meeting
- Staff attended the following training sessions, conferences and webcasts:
  - Designing Hybrid Engagement: Moving Beyond Room + Zoom
  - Digital Accessibility Requirements: Understanding WCAG for Counties 2.1 Level AA

- The Rise of the 7000-step City • Guest: Anna König Jerlmyr, former mayor of Stockholm, Sweden
- AMPO BUILD America 250 Act (BA250) Overview

**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 July & August 2026**

**Zoning Items Public Hearing for Data Center Regulations ZOTA, Thursday, 1:30 p.m., in Council Chambers, 2<sup>nd</sup> Floor, Gov't Center.....July 30, 2026**  
 Subdivision Committee, Thursday, 8:30 a.m., in 3<sup>rd</sup> Floor Conf Room, Phoenix Building.....August 6, 2026  
 Zoning Committee, Thursday, 1:30 p.m., in 3<sup>rd</sup> Floor Conf Room, Phoenix Building ..... August 6, 2026  
**Subdivision Items Public Hearing, Thursday, 1:30 p.m. in Council Chambers, 2<sup>nd</sup> Floor, Gov't Center. .... August 13, 2026**  
 Work Session, Thursday, 1:30 p.m., 3<sup>rd</sup> Floor Conference Room, Phoenix Building .....August 20, 2026  
 Technical Committee, Wednesday, 8:30 a.m., in 3<sup>rd</sup> Floor Conf Room, Phoenix Building ..... August 26, 2026  
**Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2<sup>nd</sup> Floor, Gov't Center ..... August 27, 2026**

TW/DC/DB/CC/BW