

Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507



Docket

Tuesday, February 10, 2026

1:00 PM

Council Chamber

General Government & Planning (GGP) Committee

Committee Agenda

- 1 [0097-26](#) Approval of January 20, 2026 Committee Summary
Attachments: [1.20.26 GGP Summary](#)

- 2 [0128-25](#) Blue Sky Small Area Plan
Attachments: [Blue Sky Small Area Plan \(Feb. 2026\)](#)

- 3 [0096-26](#) Review & Analysis of LFUCG-Operated Community Centers
Attachments: [Review & Analysis of LFUCG-Operated Community Centers](#)

- 4 [0103-26](#) Items Referred to Committee
Attachments: [January Referral List](#)

Adjournment



Lexington-Fayette Urban County Government Master

200 E. Main St
Lexington, KY 40507

File Number: 0097-26

File ID: 0097-26

Type: Committee Item

Status: Agenda Ready

Version: 1

Contract #:

In Control: General
Government &
Planning (GGP)
Committee

File Created: 02/01/2026

File Name: January 2026 GGP Summary

Final Action:

Title: Approval of January 20, 2026 Committee Summary

Notes:

Sponsors:

Enactment Date:

Attachments: 1.20.26 GGP Summary

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Hearing Date:

Drafter:

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History of Legislative File

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Text of Legislative File 0097-26

Title

Approval of January 20, 2026 Committee Summary



General Government & Planning (GGP) Committee

January 20, 2026

Summary and Motions

The meeting was called to order at 1:00 p.m. Committee members Liz Sheehan (Chair), Shayla Lynch, J.D. (Vice Chair), Dan Wu, James Brown, Chuck Ellinger II, Emma Curtis, Whitney Elliott Baxter, Dave Sevigny, Jennifer Reynolds, and Hil Boone were present. Council members Tyler Morton and Amy Beasley were present as non-voting members.

I. APPROVAL OF DECEMBER 2, 2025 COMMITTEE SUMMARY (Sheehan)

A motion by Ellinger to approve the December 2, 2025 Committee Summary was seconded by Elliott Baxter and approved unanimously.

II. DOWNTOWN AREA MASTER PLAN (Brown/Sewe)

The committee received an update on the Downtown Area Master Plan, a year-long, data-driven planning effort launched in July 2025 to guide the future of downtown Lexington, informed by community values, stakeholder input, and market analysis. Boyd Sewe, Principal Planner in Long-Range Planning, highlighted key findings from public outreach, including a community-wide event in October that drew more than 200 participants and an online survey that expanded participation beyond the event. Twenty-seven percent of survey respondents were ages 18–24, reflecting strong engagement among students and young adults through targeted outreach efforts supported by CivicLex and partnerships with the University of Kentucky, Transylvania University, and Bluegrass Community and Technical College.

Across engagement activities, residents consistently identified priorities related to affordable and diverse housing options, preservation of neighborhood character, everyday retail and walkable shopping, casual and family-friendly dining, improved pedestrian safety, enhanced transit options, and green infrastructure. Staff noted that safety, connectivity, housing affordability, and people-first design emerged as cross-cutting themes and aligned closely with the Comprehensive Plan and Complete Streets principles. A major focus of the presentation was developing a community-supported definition of “downtown” to provide clarity for future policy decisions, infrastructure prioritization, and investment. Participants were asked to sketch the downtown boundaries, with the strongest support for a medium-sized downtown, followed by a more expansive definition. Staff presented a framework that distinguishes the Central Business District, the downtown core, and the surrounding area of influence—informally referred to as “Midtown.”

Councilmembers asked questions about student engagement strategies, housing affordability, demographic representation, pedestrian and street safety, the potential use of two-way streets, anti-displacement considerations, and whether the plan may ultimately recommend additional tools, such as a downtown development authority. Staff emphasized transparency and ongoing community feedback, noting that more detailed affordability findings will be available once the housing and market analysis is fully reviewed.

III. RURAL SETTLEMENT STUDY (Lynch/Duncan)

Lynch introduced the item, described the presentation as a level set and a launch point for implementation, and highlighted the guiding framework for the work: preserve, protect, enhance, and enable. Jim Duncan, Director of Planning, provided an overview of rural settlements and outlined the major categories, including free Black settlements, crossroads communities, rural service centers, and older rural subdivisions. Fayette County has 16 rural settlements totaling just over 500 acres, ranging in size from approximately 5 to 66 acres. Common characteristics include churches or long-standing congregations, community buildings, smaller lot sizes by rural standards, select rural businesses, and limited public services.

He reviewed prior work, which includes the 1971 Rural Settlement Survey, the 1999 Rural Land Management Plan, the 2006 University of Kentucky partnership study with GIS mapping and recommendations, and the continued relevance of subsequent planning updates, including renewed attention during the 2023 Urban Service Area boundary discussions. Recommendations from the 2006 study range from non-regulatory measures such as signage to potential financial assistance and preservation regulations. Duncan emphasized that any regulatory tools should be pursued only through direct engagement with residents and property owners.

Councilmembers discussed next steps, implementation, and the balance between preservation and property rights. Members raised concerns about the potential impacts of historic overlays on property owners and emphasized the importance of approaches that benefit landowners and avoid protections without owner support. Additional discussion addressed the capture of community history during engagement and clarified the distinction between the Rural Settlement Study and the Sense of Place initiative, noting that the two efforts serve different but complementary purposes. Lynch concluded by announcing plans to convene a diverse working group to review study recommendations for each settlement and develop tailored, settlement-specific solutions.

IV. ANNUAL REVIEW OF COMMITTEE ITEMS (Sheehan)

Chair Sheehan noted the *Boards and Commissions Comprehensive Review* is now the *Boards and Commissions Subcommittee*.

A motion by Sheehan to remove *Examine Opportunities to Relocate Programming & Initiatives from the Mayor's Office to Other Relevant Divisions within LFUCG* from the committee was seconded by Sevigny and approved unanimously.

A motion by Ellinger to remove the *Homelessness Need Assessment RFP* from the committee was seconded by Brown and approved unanimously.

A motion by Curtis to remove the *Lexington History Museum* from the committee was seconded by Wu and approved unanimously.

The meeting was adjourned at 2:13 p.m.



Lexington-Fayette Urban County Government Master

200 E. Main St
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File Number: 0128-25

File ID: 0128-25

Type: Committee Item

Status: Agenda Ready

Version: 1

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In Control: General
Government &
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File Created: 01/29/2025

File Name: Blue Sky Small Area Plan

Final Action:

Title: Blue Sky Small Area Plan

Notes:

Sponsors:

Enactment Date:

Attachments: Blue Sky Small Area Plan (Feb. 2026)

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

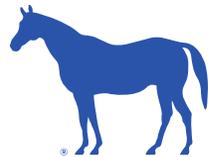
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Text of Legislative File 0128-25

Title
Blue Sky Small Area Plan

BLUE SKY SMALL AREA PLAN UPDATE

*Eve Miller, Senior Planner, Long-Range Planning
General Government and Planning Committee Meeting
Tuesday, February 10, 2026*



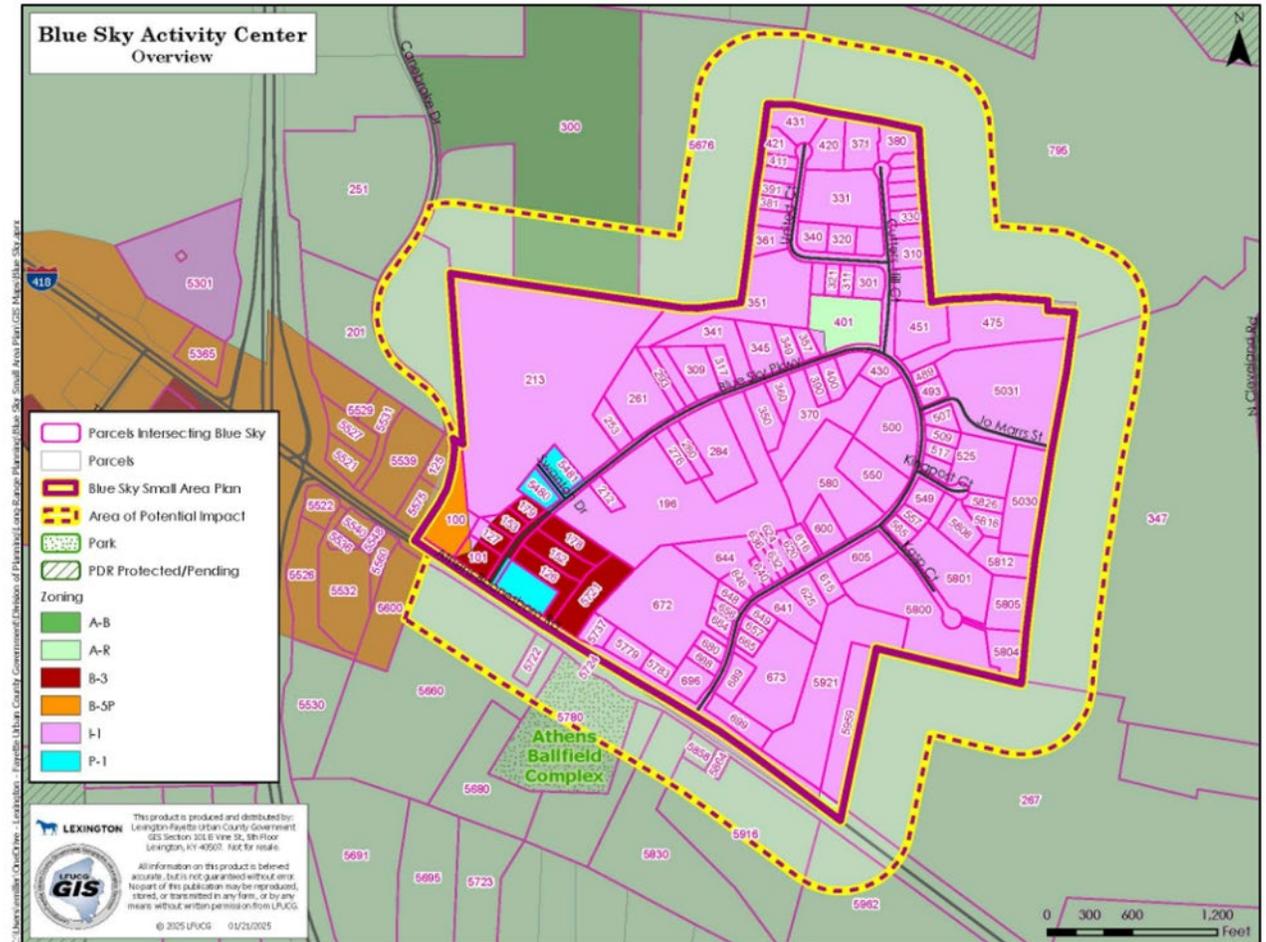
LEXINGTON



Project Intent

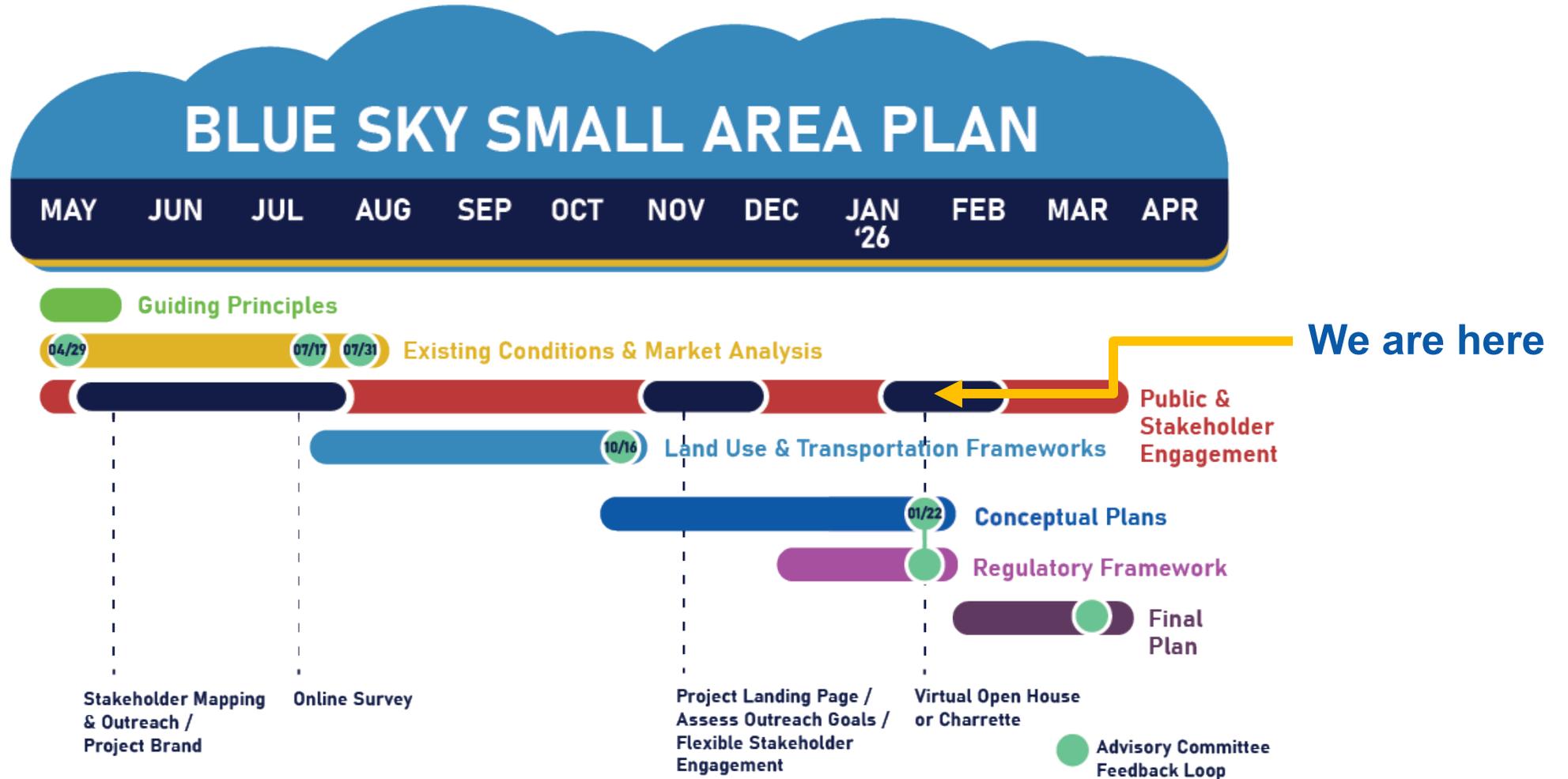
- The Division of Planning is developing a Small Area Plan (SAP) for the Blue Sky Activity Center, located off Athens Boonesboro Road.

- The SAP is evaluating:
 - Existing conditions of infrastructure and the built environment
 - Integrating and connecting Blue Sky with other portions of the Urban Service Area (USA)
 - Economic redevelopment opportunities





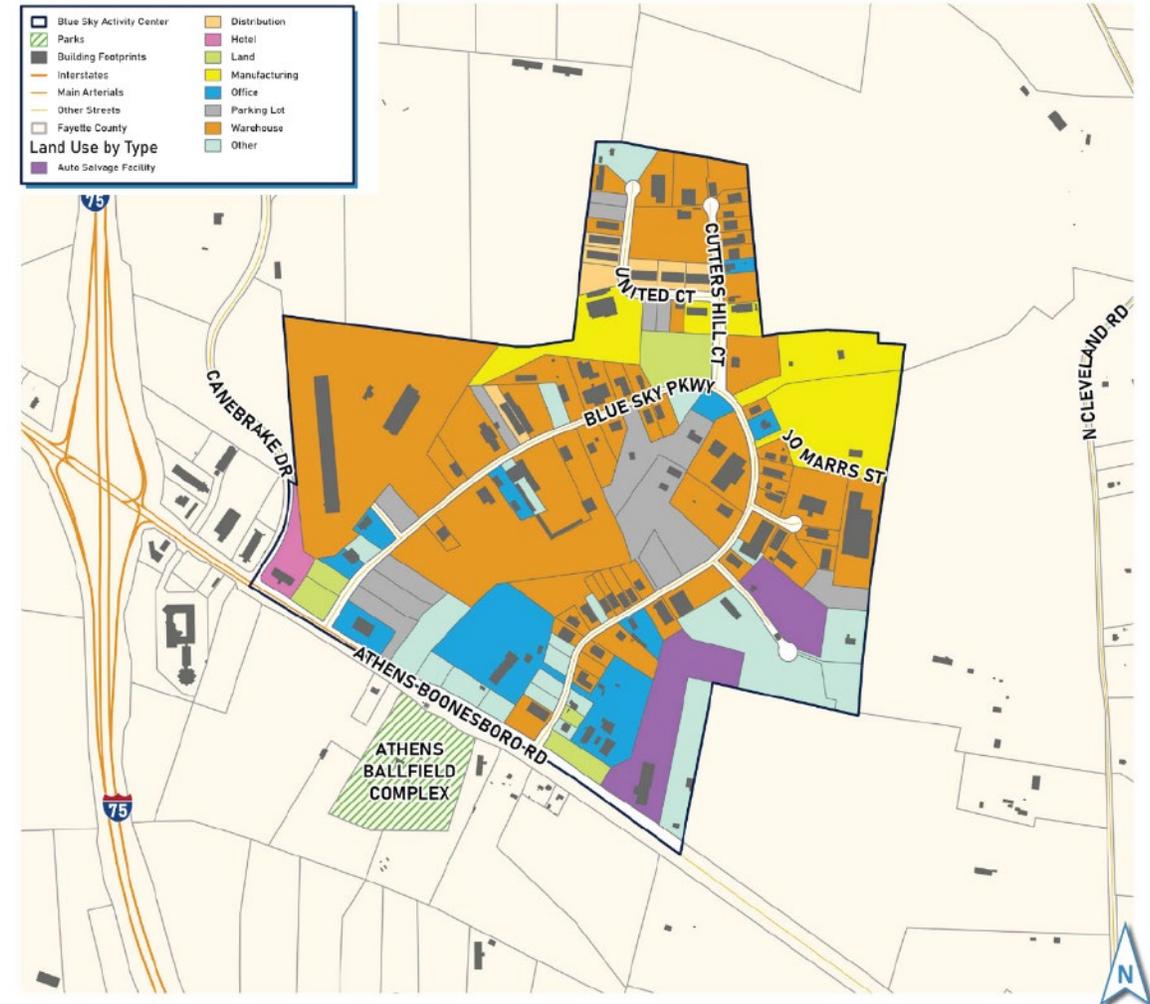
Schedule





Existing Conditions

- Blue Sky experienced most of its growth and development in the 1970's through the 1980's.
- Anchored by several large companies and prominent property owners, existing land uses mostly consist of manufacturing, flex space, and warehouse functions.
- Challenges for the site include environmentally sensitive areas, utilities, no rear of site roadway connections, and vehicle crashes at the I-75 highway interchange.



Market Analysis

- Blue Sky is home to approximately 150 businesses, largely representing construction, transportation and warehousing, and manufacturing industries.
- These businesses support over 1,000 jobs, of which over 60% pay \$20 per hour.
- Lexington-Fayette County and Blue Sky are ideally positioned.
 - Educated and diverse workforce
 - Located in the center of the intersection of Interstates 64 and 75
 - Strong quality of life
- Job growth within the study area will be supported by the implementation of the SAP recommendations related to industrial and commercial land uses.

Outreach and Engagement

- Door to door engagement
- Mailings
- Webpage & social media
- Online & in person surveys
- BBQ luncheon
- Focus groups of businesses and property owners
- Old Richmond Road Neighborhood Association engagement





Feedback

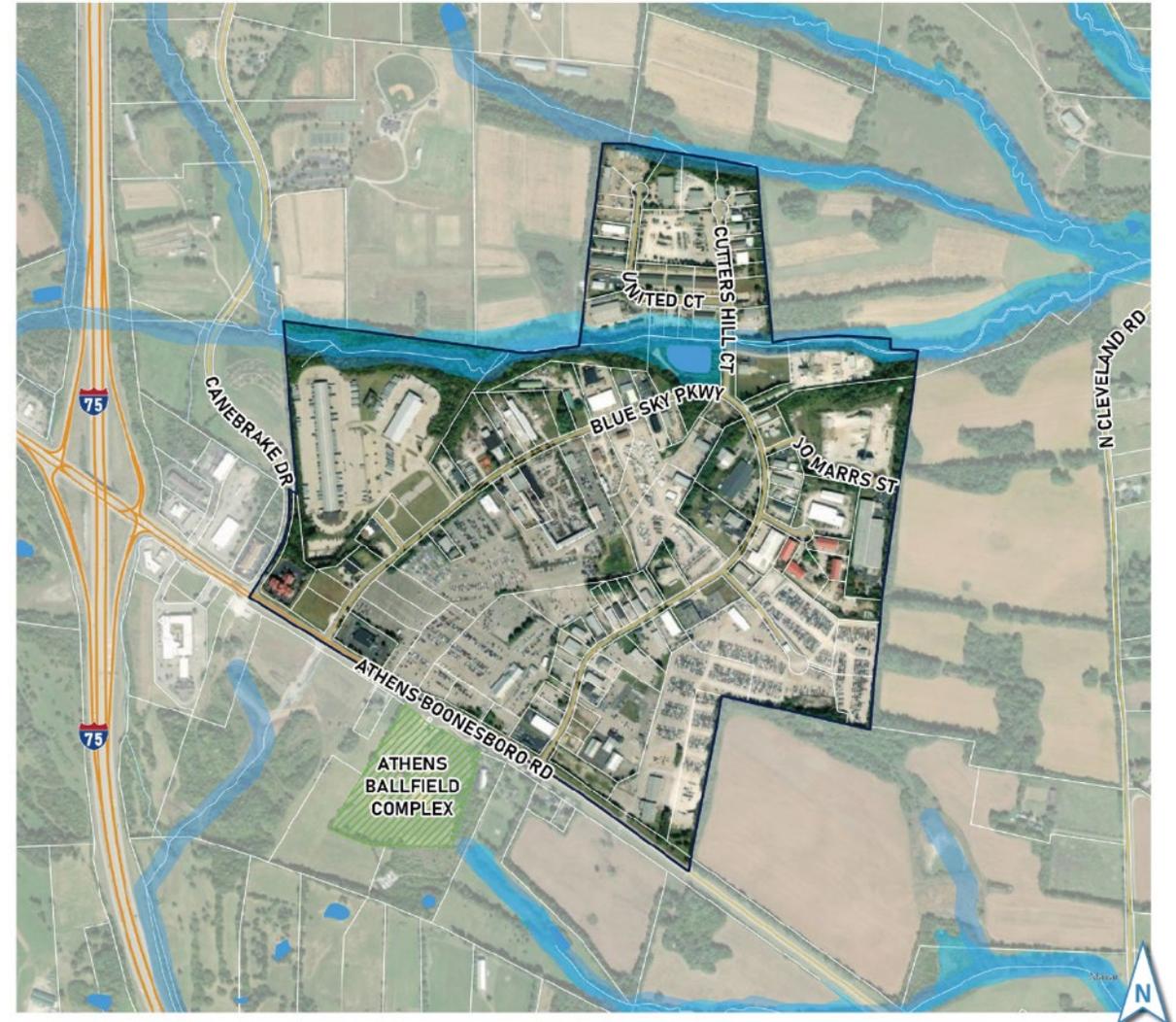


Feedback, Cont.

 <p>1st Food & Retail</p>	 <p>3rd Utilities & Connectivity</p>	 <p>3rd Lighting & Security</p>	
 <p>2nd Parks, Trails, & Seating</p>	 <p>5th Safe Sidewalks & Crossings</p>	 <p>7th Parking & Circulation</p>	 <p>8th Renewable Energy</p>
	 <p>6th Landscaping & Beautification</p>	<p>8th Bike Paths & Connections</p>	<p>10th Blue Sky Identity</p>

Next Steps

- Develop a coordinated land use and transportation framework to improve access, mobility, and connectivity in and around the Blue Sky Activity Center, including the I-75 highway interchange.
- Modernization of zoning ordinance to support industrial needs.
- Build infrastructure and utility capacity for Blue Sky.
- Promote sustainable development and long-term employment in the area.



Questions?



LEXINGTON



Lexington-Fayette Urban County Government

Master

200 E. Main St
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File Name: Review & Analysis of LFUCG-Operated Community Centers

Final Action:

Title: Review & Analysis of LFUCG-Operated Community Centers

Notes:

Sponsors:

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Text of Legislative File 0096-26

Title

Review & Analysis of LFUCG-Operated Community Centers

An aerial photograph of a city, likely Lexington, Massachusetts, showing a mix of urban buildings, green spaces, and a river. A blue gradient overlay is applied to the image, starting from the top left and fading towards the bottom right. The text is overlaid on this gradient.

LFUCG COMMUNITY & NEIGHBORHOOD CENTER WORKING GROUP

Christian Postel, Chief Executive Officer, Lexington Leadership Foundation

KEY FINDINGS AND RECOMMENDATIONS

WHY THIS MATTERS

COMMUNITY &
NEIGHBORHOOD CENTERS
ARE CIVIC INFRASTRUCTURE

Families find safety,
stability, and connection
through reliable
neighborhood hubs.

WORKING GROUP'S
IMPROVEMENT FOCUS

Reliability and equity
across neighborhoods.

WHAT IS WORKING WELL

STRENGTHS TO BUILD ON

Safe, trusted spaces already exist in multiple neighborhoods.

Where leadership and investment are strong, centers become true hubs and utilization rises.

Committed staff are already delivering meaningful work with constraints.

Some centers already operate as wraparound hubs with multiple organizations serving residents in one place.

What varies too widely by site:

- 01 Hours & Staffing
- 02 Facility investment
- 03 Programming depth
- 04 Safety readiness
- 05 Partner access
- 06 Communication visibility
- 07 Resident feedback loops

Why it matters

Without consistency, equity can't be demonstrated and trust erodes.

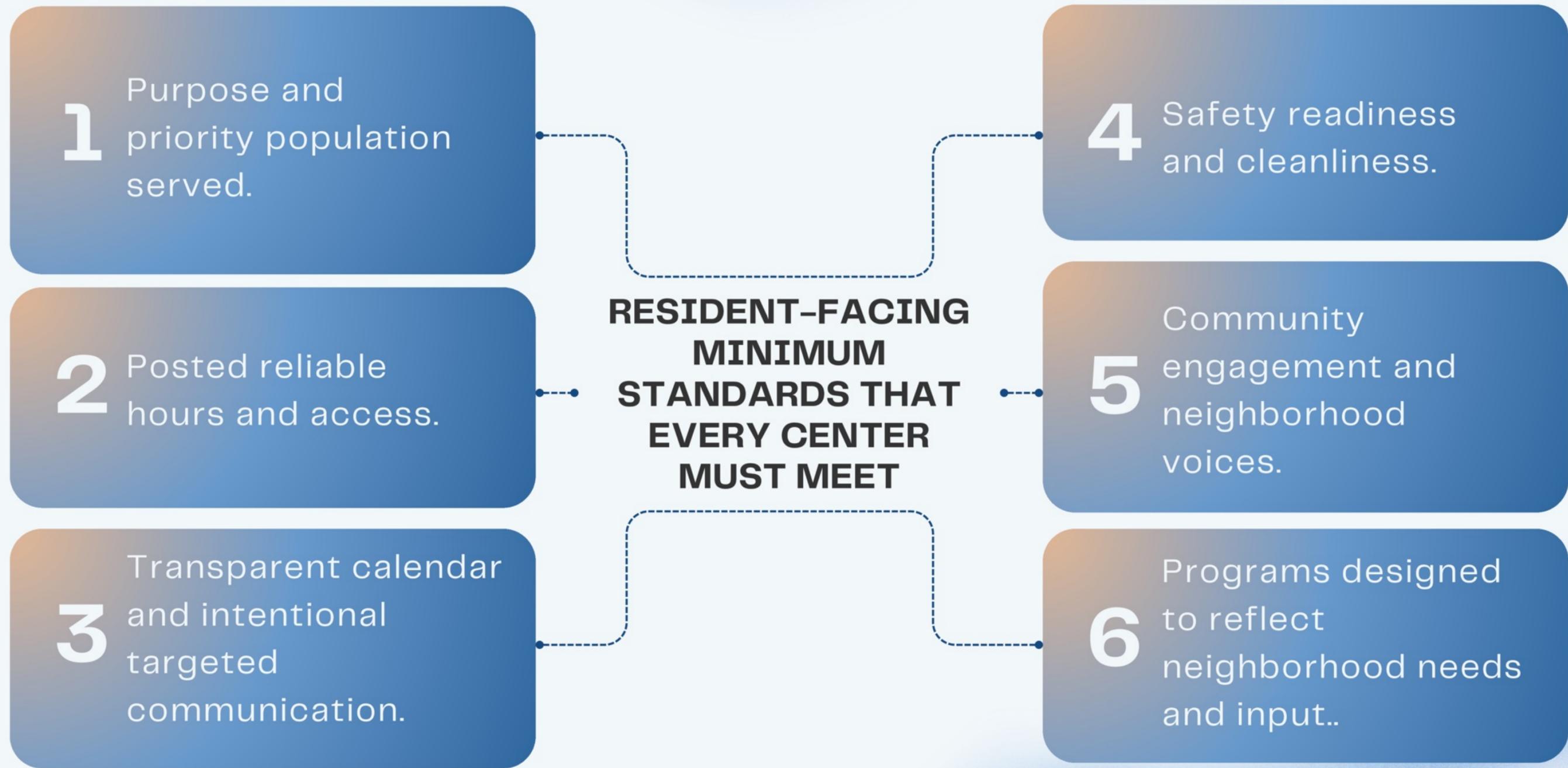
THE SYSTEM-WIDE PROBLEM STATEMENT

UNEVENNESS IS THE DEFINING ISSUE

WORKING GROUP'S SUGGESTED SOLUTION

CREATE & ADOPT A CITYWIDE COMMUNITY & NEIGHBORHOOD CENTER PROMISE

A pledge to residents + a short list of minimum standards every center must meet.



	Black & Williams	Dunbar Center	Charles Young	William Wells Brown	Tates Creek Center	Kenwick
Total Engagements						
Youth Participants						
Unduplicated Total Served						

- 01 Core metrics (keep it short and universal)
- 02 Scheduled open hours vs actual open hours
- 03 Total Engagements
- 04 Unduplicated people served
- 05 Youth participation
- 06 Partner programs hosted
- 07 Incidents and safety responses, as appropriate

MEASURE AND REPORT QUARTERLY

A COMMON MEASUREMENT SYSTEM AND A PUBLIC DASHBOARD

STAFFING ALIGNED TO THE PROMISE

Staffing Recommendations

- Minimum staffing model per open hour.
- Assess current staffing model and consider needs-based increases.
- Hiring and pay-grade challenges make this urgent; supervisors are being asked to carry a lot.

REMOVE UNNECESSARY PARTNER BARRIERS WHILE MAINTAINING SAFETY

ASSESS THE PARTNER PATHWAY

What to do:

- 01** Review partnership application requirements, insurance requirements, background checks.
 - 02** Standardize background checks for a defined period.
 - 03** Create tiered partner requirements based on risk level.
 - 04** One consistent intake/onboarding pathway across all centers.
- Important nuance from Parks.
 - Parks has already streamlined background checks within the division.
 - Insurance is only required for athletic programming (risk management requirement).
 - They will work alongside partners to complete paperwork (including in-person help).

CAPITAL & PROGRAMMING INVESTMENTS

TO MAKE THE COMMUNITY & NEIGHBORHOOD CENTER PROMISE POSSIBLE

01 Continued investment in programming.

02 Publish programming needs annually.

03 Continue capital investment in community centers.

04 Rate every center green, yellow, red on readiness to deliver the Promise; use rating to justify order of investments.

COMMUNICATION AND SCHOOL CONNECTION

STRENGTHEN DIRECT COMMUNICATION WITH SURROUNDING COMMUNITY

Standard monthly calendar at every center, posted on-site and online.



Opt-in text list and simple email list for updates and closures.



Formal school communication pathway, including FRYSC coordination.



RESIDENT FEEDBACK AND NEIGHBORHOOD CONNECTION

KEEP RESIDENT VOICE CONTINUOUS, NOT EPISODIC

Simple feedback loop at each center (QR code plus paper option).



Quarterly review of feedback, publish what changed.

Develop and disseminate neighborhood surveys before annual strategic planning.



DEVELOP COMMON TRAINING & CRISIS RESPONSE PROTOCOLS

SAFETY READINESS THAT PROTECTS RESIDENTS, STAFF & CONSISTENT SAFETY ACCESS ACROSS EVERY CENTER.

What to do:

- 01** Standardize safety readiness at every center (CPR, First Aid, Stop the Bleed, etc.), including clear supervision and incident prevention protocols.
- 02** Implement a simple post incident response playbook, roles, documentation, communication, and rapid corrective action.
- 03** Track & report safety readiness as a Promise standard.

RECOMMENDATIONS

01 Create and adopt the Community & Neighborhood Center Promise.

03 Increase staffing & align with The Community Center Promise.

05 Invest in programming and assess capital needs annually.

07 Develop and offer common training and crisis response protocols.

02 Create a common metrics dashboard across all community centers.

04 Direct a streamlined, tiered partner pathway that preserves safety and reduces friction.

06 Develop communications strategy in partnership with FCPS & increase resident feedback opportunities.

NEXT STEPS

01

Beasley, Morton &
Administration draft
Community Center Promise for
adoption.

02

Continued financial investment in
community & neighborhood
center programming.

03

Beasley and Morton work with
the administration to plan an
owner cadence on each
recommendation.





Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

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Items Referred to Committee

2026 GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE REFERRAL LIST

ITEMS REFERRED	SPONSOR(S)	REFERRED	LAST HEARD	STATUS	FILE ID
A SENSE OF PLACE	BROWN	2022-04-26	2025-02-04	SUMMER 2026	0902-24
CHARTER REVIEW	WU	2022-11-01	2025-07-03	MARCH	0675-25
PLANNING & DEVELOPMENT STUDY: REC. #8 TIGHTEN CERTIFICATION	REYNOLDS	2023-06-27		MARCH	
PLANNING & DEVELOPMENT STUDY: REC. #10 DEVELOPMENT LIAISON POSITION	REYNOLDS	2023-06-27		MARCH	
CONTINUING EDUCATION ON THEME A OF THE 2023 COMPREHENSIVE PLAN	WU	2024-02-16		2027	
BRING BACK THE BLUEGRASS	MORTON	2024-01-16	2024-09-10	FALL 2026	0903-24
ABSENTEE LANDLORDS	CURTIS	2024-08-20		FALL 2026	
SOLAR ENERGY SYSTEMS (ZOTA-24-00003)	SHEEHAN/SEVIGNY	2024-10-22	2025-07-01	WORKING GROUP	1048-24
RURAL SETTLEMENT STUDY	LYNCH	2024-10-19	2026-01-20	LATE 2026	0062-26
EFFICIENCIES IN OUR DEVELOPMENT PROCESS AND COMPLIANCE WITH HB 443	BROWN	2024-12-03	2025-05-06	MARCH	0047-25
REGULATION OF DIGITAL BILLBOARDS (ZOTA-24-00008)	BAXTER	2025-01-14	2025-03-04		0030-25
REVITALIZING LFUCG YOUTH PROGRAMMING	MORTON	2025-01-28		TBD	
NEIGHBORHOOD VOICES PROJECT (ANTI-DISPLACEMENT & VULNERABLE NEIGHBORHOOD PRESERVATION)	MORTON	2025-02-04		SPRING 2026	
BLUE SKY SMALL AREA PLAN	BOONE/HALE	2025-02-11	2025-02-04	FEBRUARY	0128-25
DOWNTOWN AREA MASTER PLAN	BROWN	2025-02-11	2026-01-20		0228-25
REVIEW & ANALYSIS OF ALL LFUCG-OPERATED COMMUNITY CENTERS	BEASLEY/MORTON	2025-02-25		FEBRUARY	0096-26
REVIEW OF THE ZONE CHANGE PUBLIC ENGAGEMENT PROCESS	BAXTER	2025-03-04			
PLANNING EDUCATION ACADEMY	WU	2025-03-04			
DRIVE-THRU FACILITIES & DRIVE-UP WINDOWS (ZOTA-25-00001 SEC.16-9)	BAXTER	2025-05-13			
REVIEW OF THE ARTIFICIAL INTELLIGENCE POLICY	CURTIS	2025-05-27		SUMMER 2026	
DATA CENTERS	SHEEHAN	2025-11-18			
AFFORDABLE HOUSING SOLUTIONS	REYNOLDS/LYNCH	2025-11-18		SUMMER 2026	
EFFICIENT LAND USE & ZONING POLICIES	BOONE	2026-01-20			

ANNUAL/PERIODIC ITEMS	SPONSOR(S)	REFERRED	LAST HEARD	STATUS	FILE ID
PURCHASE OF DEVELOPMENT RIGHTS (PDR) REVIEW	SHEEHAN		2025-12-02	NOVEMBER	0402-24
SHORT-TERM RENTALS	BROWN	2019-06-11	2025-03-04	SUMMER 2026	0864-24
LANDLORD & TENANT ADVISORY GROUPS	LYNCH	2024-06-11	2024-10-15	EARLY 2026	1044-24

	CHAIR(S)	CREATED	LAST MET	STATUS	FILE ID
BOARDS & COMMISSIONS (B&C) SUBCOMMITTEE	LYNCH/WU	2025-08-12	2026-01-29	2026-03-12	0234-25

Updated 2.6.26 AML