



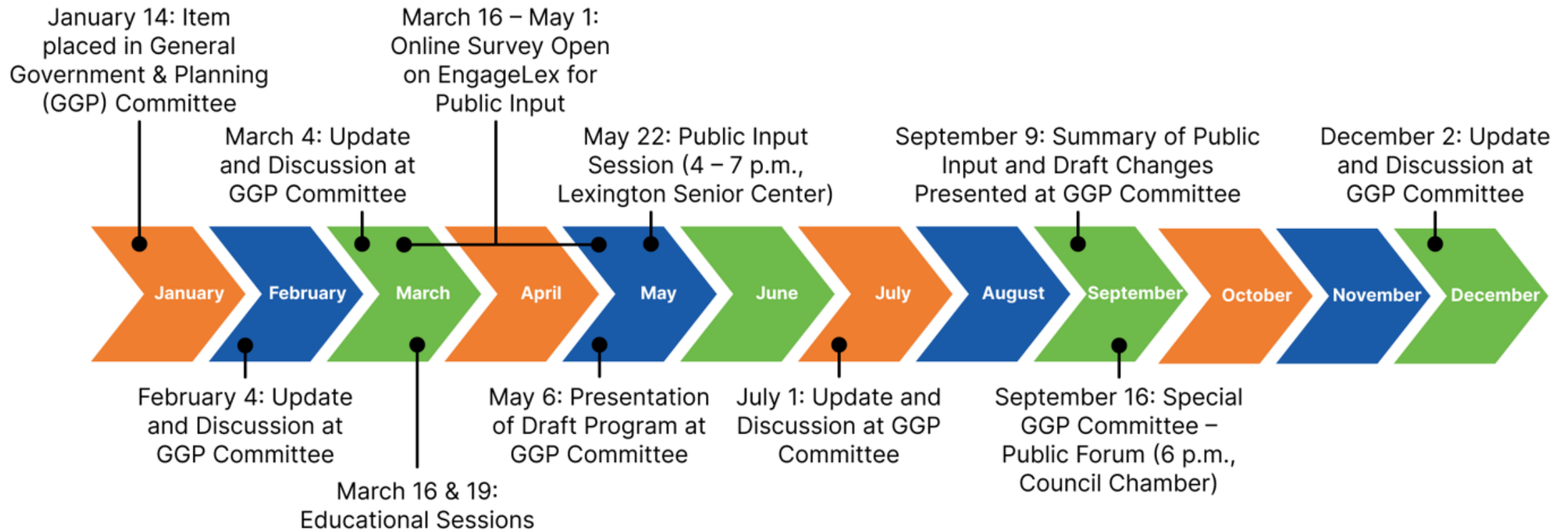
Lexington's Preservation & Growth Management Program

*Hal Baillie, Planning Manager
Division of Planning
General Government and Planning Committee
May 6, 2025*





Project Timeline





March Educational Events



Join us!

Council is hosting two educational events to introduce **Lexington's Preservation & Growth Management Program:**

Sunday, March 16, 2025

2 – 3 p.m.

Marksbury Family Branch Library
2197 Versailles Road, Lexington, KY

Wednesday, March 19, 2025

5 – 6 p.m.

Lexington Public Library, Eastside Branch
3000 Blake James Drive, Lexington, KY

Learn more on [Engage.LexingtonKY.gov](https://engage.lexingtonky.gov)





Planning Commission Updates

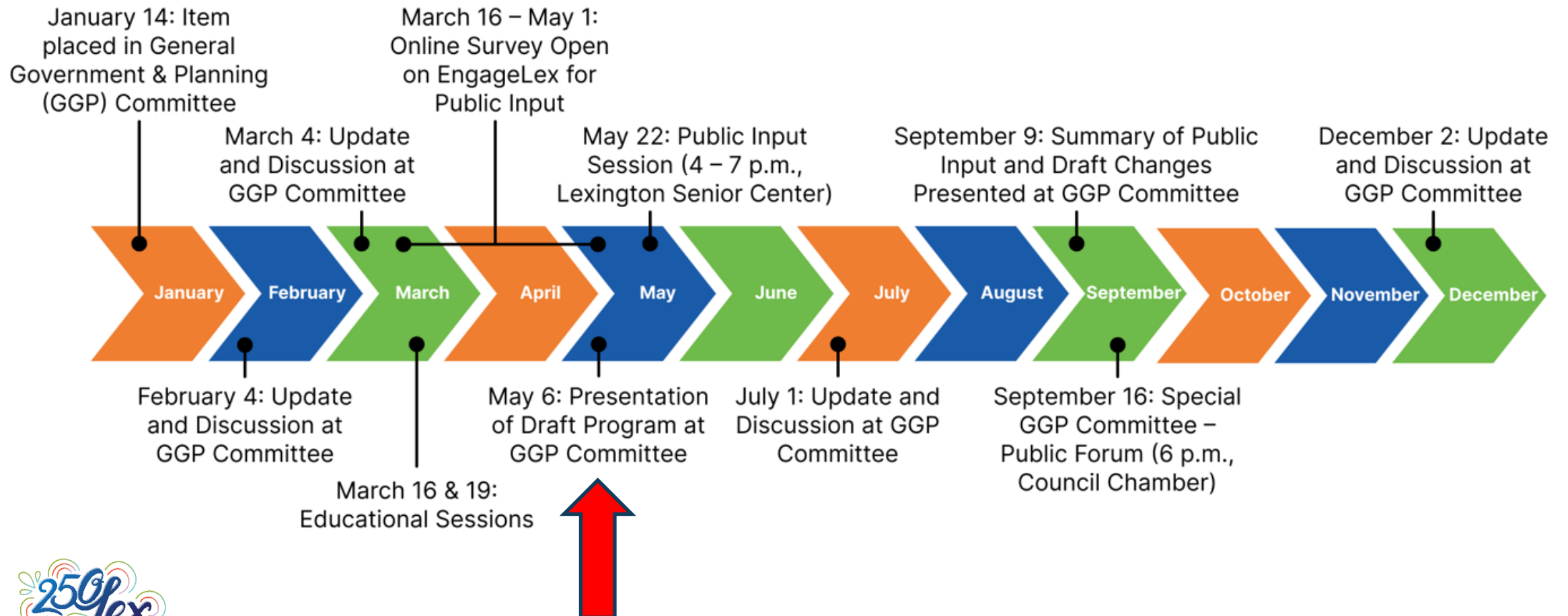


- PC Work Session Introduction
 - February 20, 2025
- PC Work Session Public Engagement Update
 - March 20, 2025
- Next PC Work Session Update
 - May 15, 2025





Project Timeline





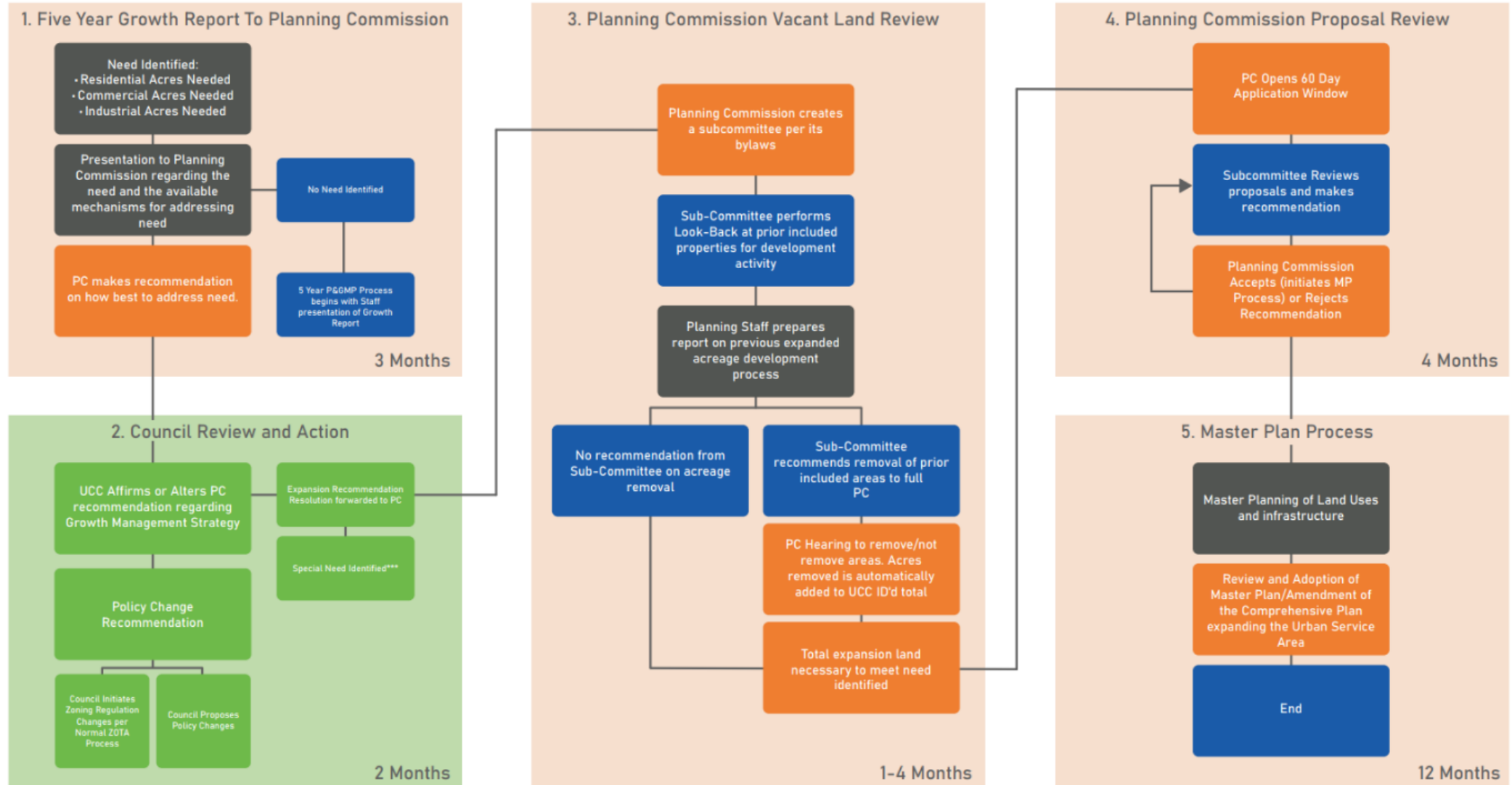
Process Framework

Urban County
Council

Planning
Commission

PC Sub-
Committee

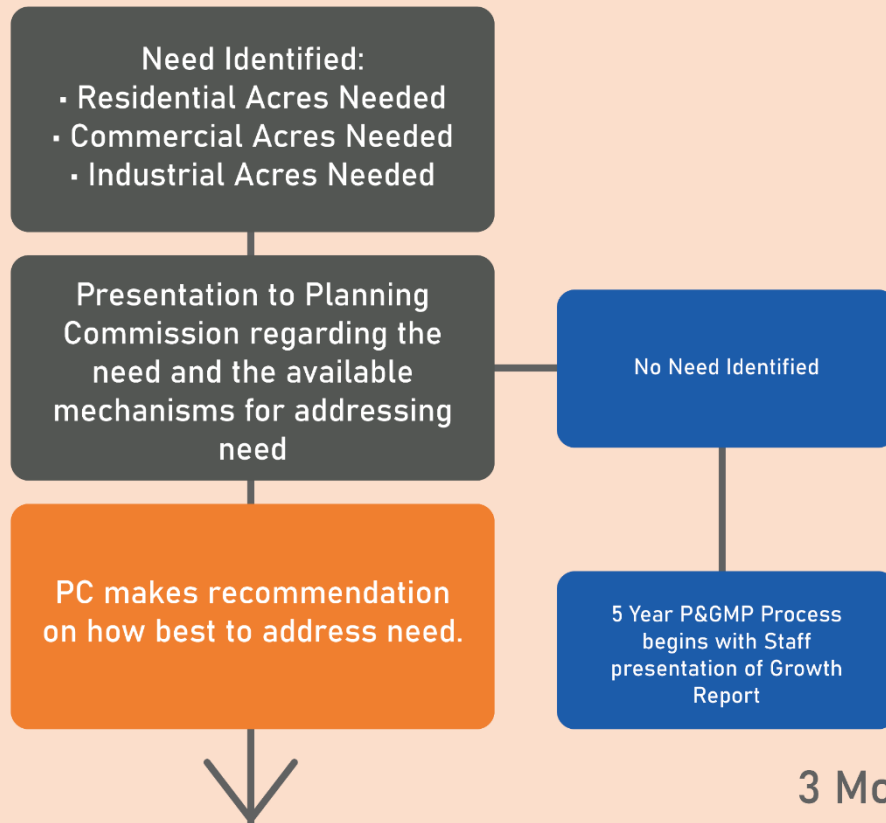
Planning
Staff





Five Year Growth Report to Planning Commission

1. Five Year Growth Report To Planning Commission

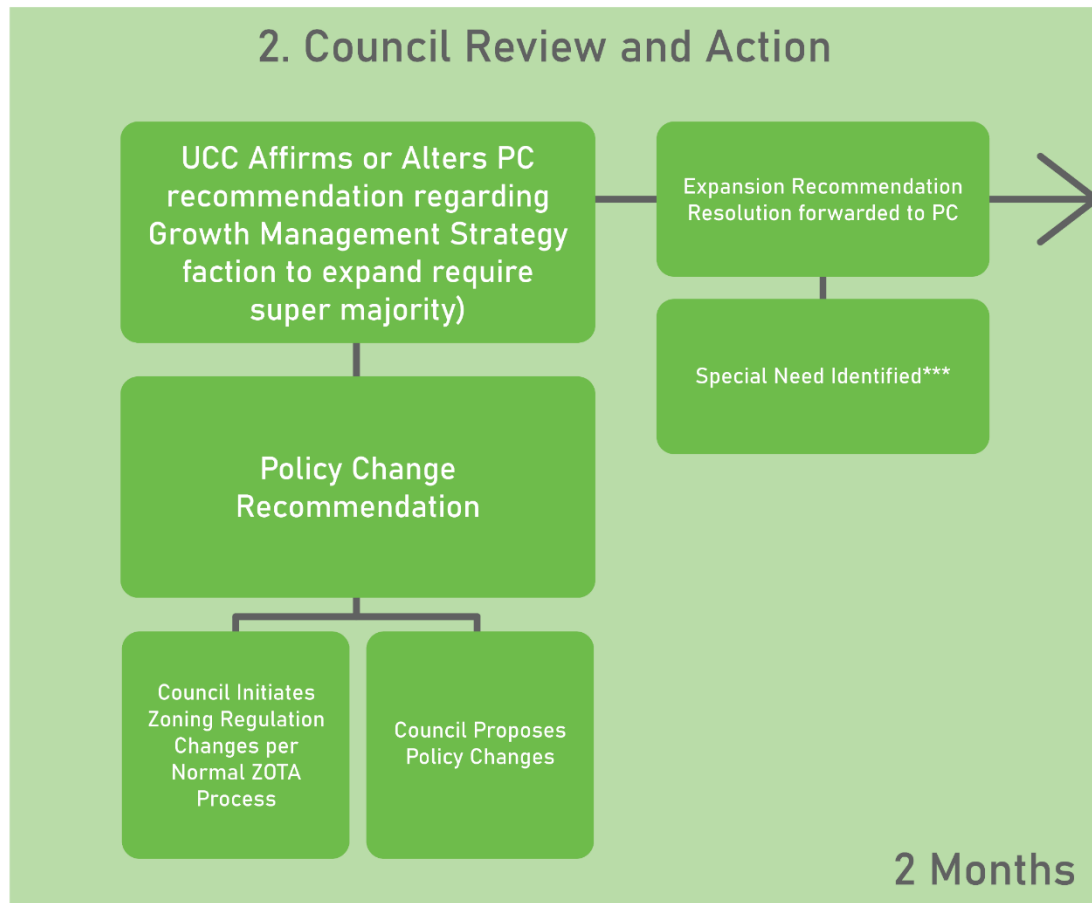


- An implementation item of the Comprehensive Plan each statutory cycle
- 5 Year Growth Trends Report
 - Identifies specific needs: Residential and Employment
 - 20-year projection
- When no need identified, no further action
- When need identified:
 - Potential Planning Commission recommendations:
 - Council initiated policy or budgetary changes
 - Zoning Ordinance regulation changes to meet need
 - Acreage need to meet 20-year projection





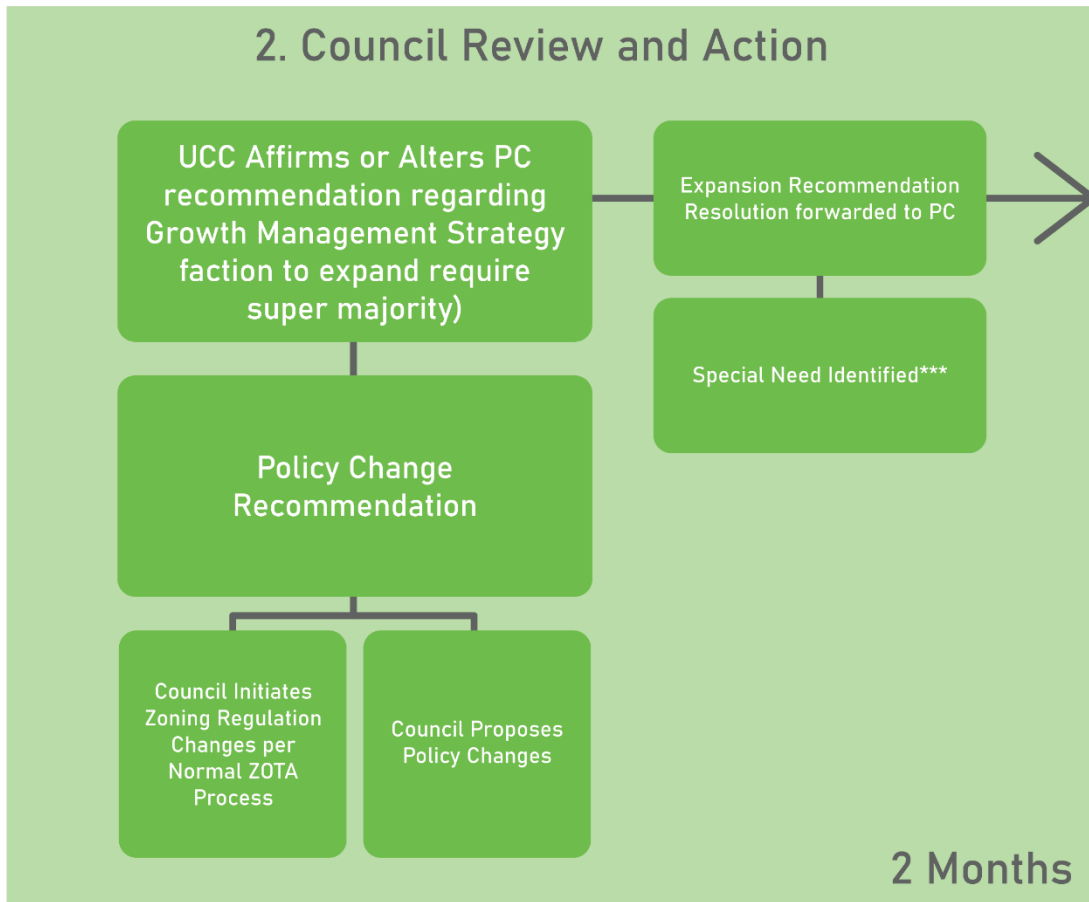
Council Review and Action



- By proposed ordinance, expansion is an allowable action only when identified need is greater than vacant acreage per the 5-year Growth Report
- Need does not trigger an automatic expansion of the Urban Service Area
 - Council will consider:
 - No changes
 - Or any of the following:
 - Policy changes
 - Regulatory changes
 - Additional USA acreage
- Moves forward by standard Council procedure



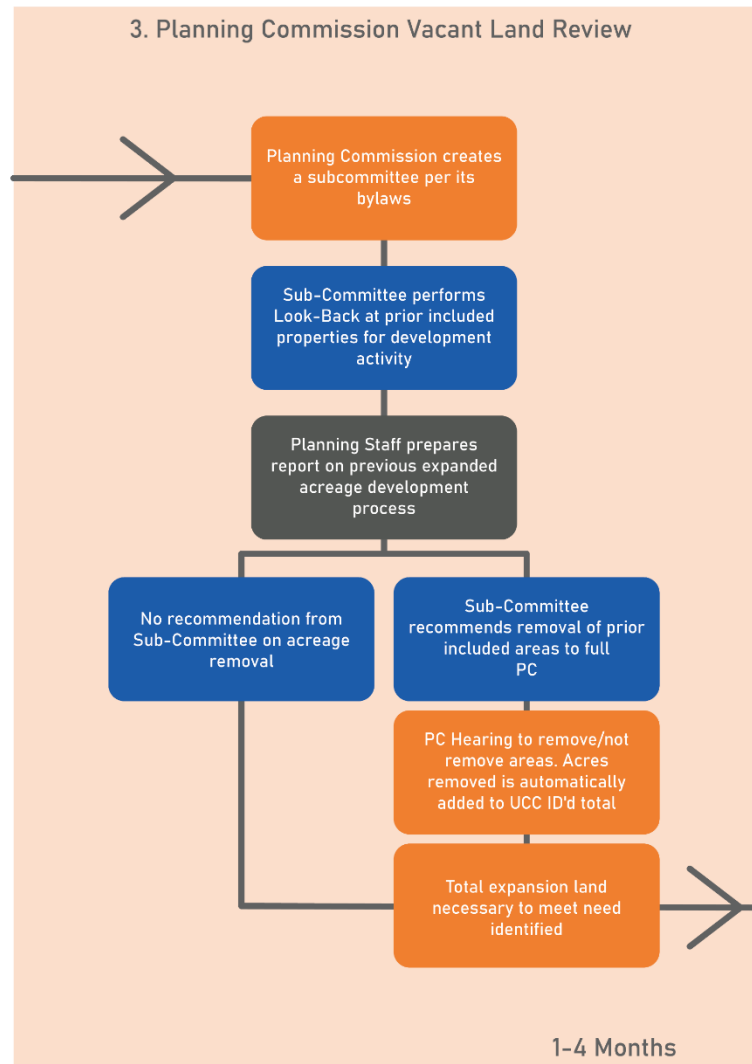
Council Review and Action



- Special need identification
 - May occur between the 5-Year Growth Reports
 - May identify specific acreage for a specific purpose
 - Supermajority of Urban County Council (2/3 vote of full body)



Planning Commission Vacant Land Review

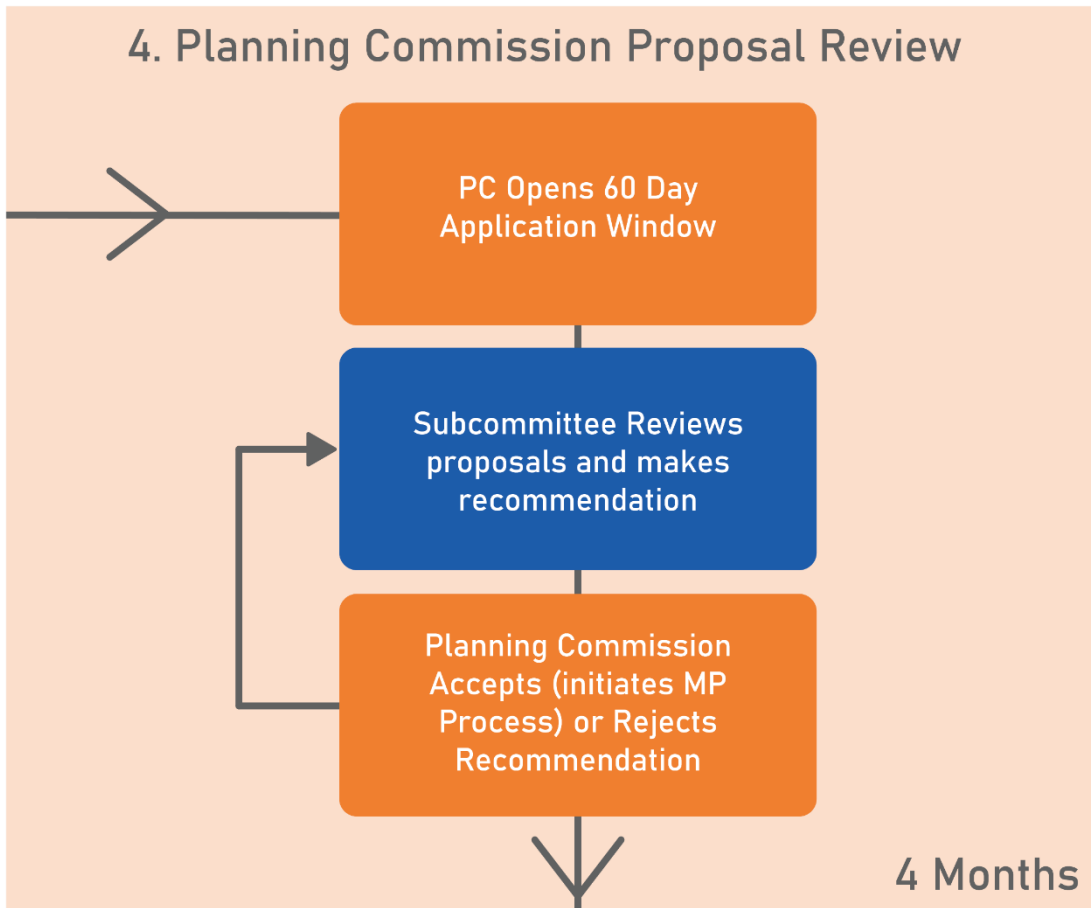


- Prior to proceeding to expansion:
 - Planning Commission review of existing vacant land from previous expansions
 - Recommend possible removal of undeveloped acreage
 - Hold public hearing to consider removal
 - If removed, add reduced total to the identified need





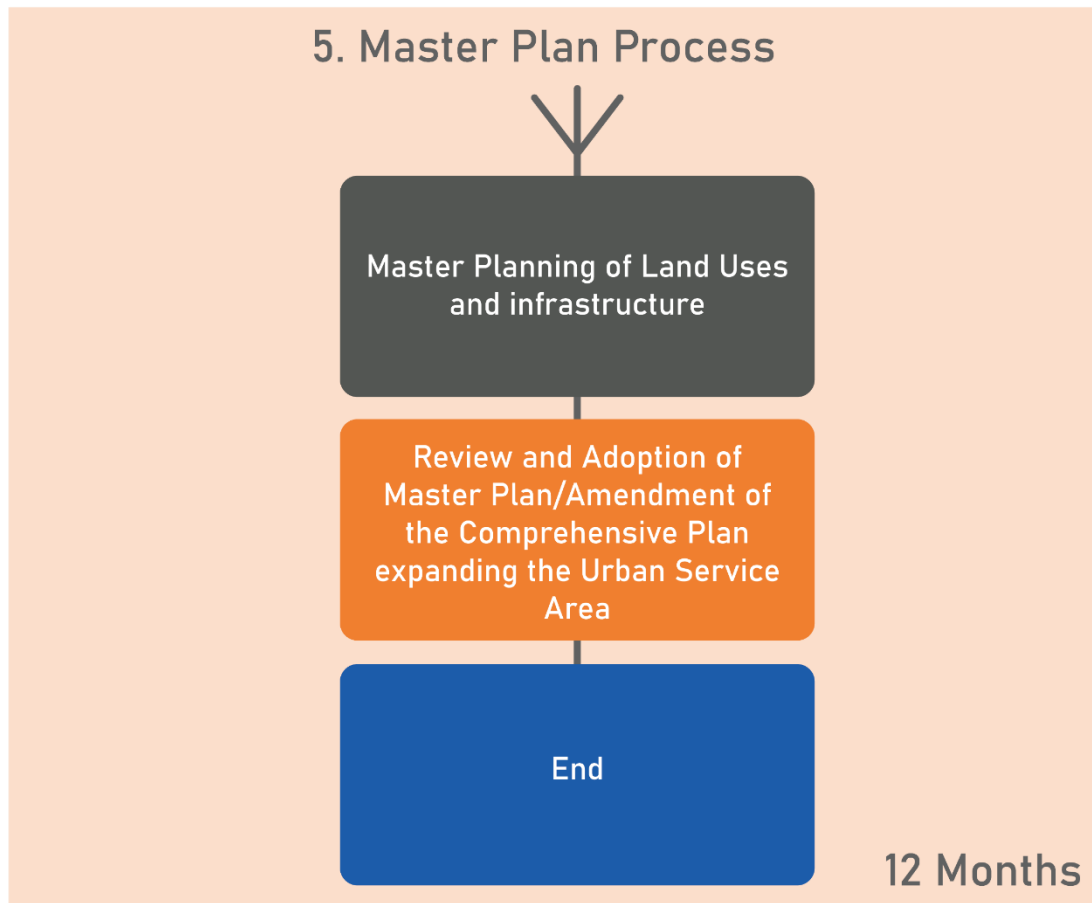
Planning Commission Proposal Review



- Planning Commission opens a 60-day window for proposals for added areas
 - Subcommittee will review all proposals and make recommendation to the Planning Commission
 - Planning Commission passes resolution identifying areas for Master Planning
 - Proposals subject to adopted locational criteria



Master Plan Process



- Pending approval of funding, Planning Commission will oversee master plan for identified areas
- Master plan adoption as an amendment to the Comprehensive Plan completes the expansion process.





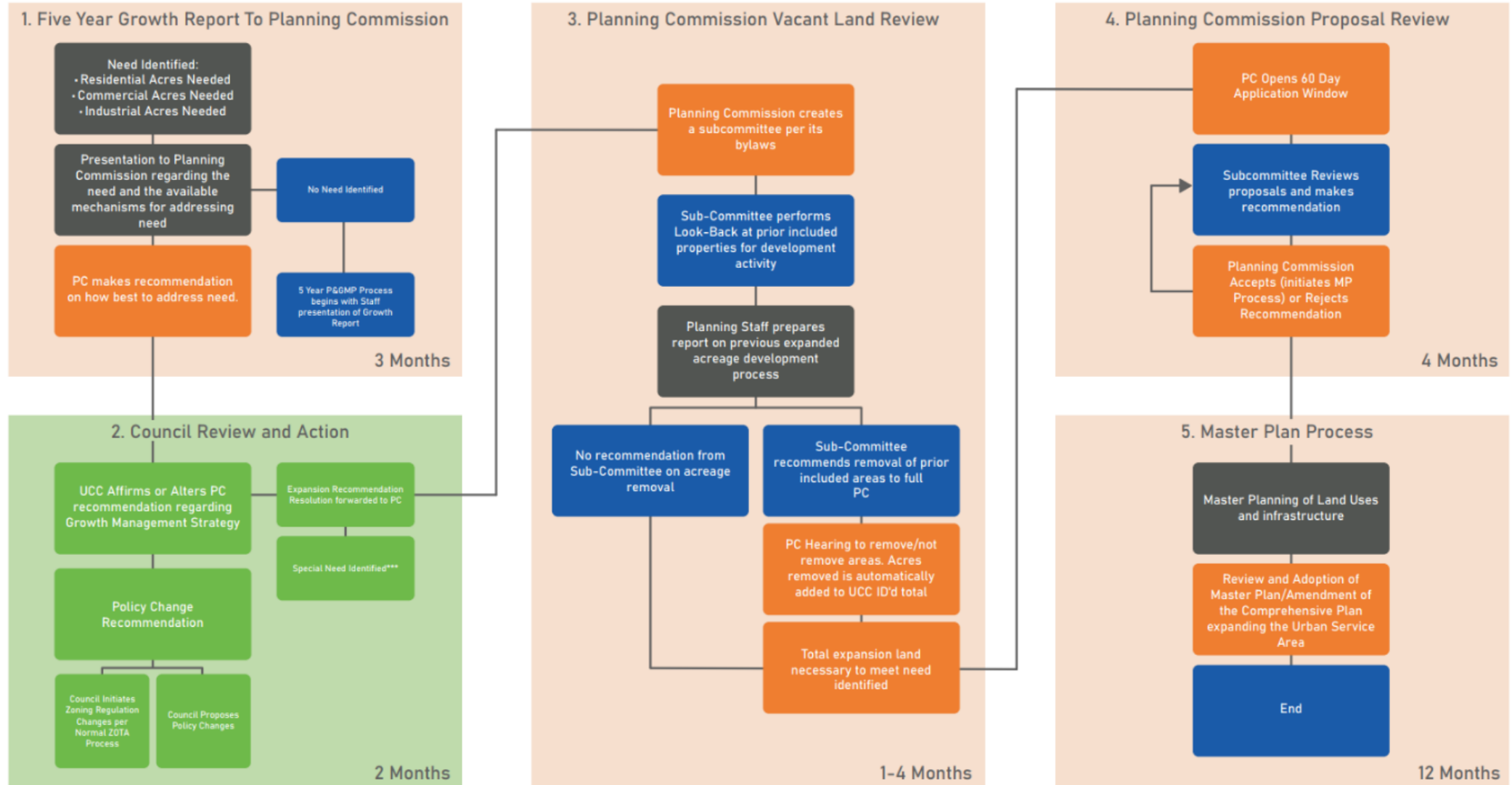
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Improvements to Lexington's Process

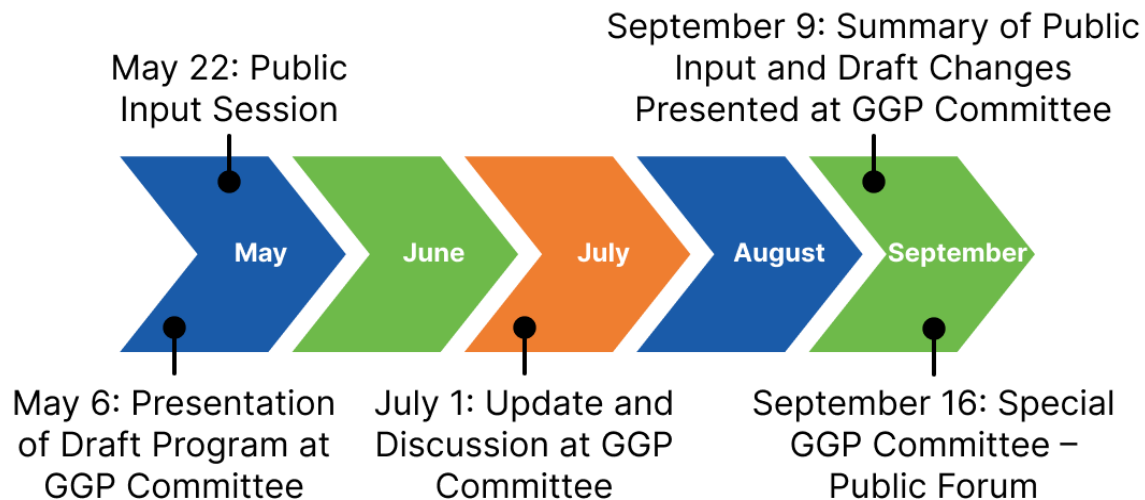


- Allows the Comprehensive Plan to have a broader focus
- Codifies long standing practices in a transparent way
- Establishes a transparent data driven approach
 - Imagine Lexington Data Research Center
- Provides for review by each level of decision makers





Items still in process



- Required content and format of 5-year Growth Report
- Determining the need
 - Residential Need Projection
 - Employment Need Projection
- Establishing makeup of PC Sub-Committee
- Specific locational criteria

Questions?



LEXINGTON

