

**COMPREHENSIVE PLAN COMPLIANCE REPORT
REVISED RED MILE TIF DEVELOPMENT AREA**

This report is required by KRS 65.7055. The report from the original TIF District was recommended for approval by the Planning Commission in December 2009 and approved by the Urban County Council in early 2010. A revised boundary to accommodate additional residential development was recommended for approval by the Planning Commission in December 2011 and approved by the Urban County Council in early 2012. The previous two reports are attached as reference for this second amendment.

The TIF District currently comprises approximately 90 acres and includes a portion of the Red Mile property, a multi-family residential development (formerly the Tattersalls horse barns and sales arena) and right-of-way associated with Red Mile Road. The TIF District excludes the Stable of Memories and the track's infield area and trackside entrance from Versailles Road (US 60).

Location: 1101 Winbak Way – a portion of (57.612 acres)

Existing Zoning: Agricultural Urban (A-U) and Wholesale and Warehouse Business (B-4) zones

Existing Land Use

The proposed addition to the Development Area is the infield of the existing track as well as the trackside entrance from Versailles Road. These two areas constitute 57.612 acres of land, which are adjacent to the existing boundary and are a portion of 1101 Winbak Way, the primary parcel associated with the Red Mile property. The track infield has been used in recent years for numerous entertainment and equine-related events such as the large-scale music festival Railbird. The trackside entrance from Versailles Road provides access to the rear of the track and the Red Mile maintenance facilities. The two areas proposed for inclusion in the modified Development Area were previously excluded.

The Railbird festival and other events have the ability to attract and sustain significant entertainment and tourism-related activity and investment. Such events provide economic benefit to the city and align with the core objective of the original plan to create a destination at the Red Mile representative of its unique character and environment.

Comprehensive Plan

The 2023 Comprehensive Plan, *Imagine Lexington 2045*, 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, promoting job growth opportunities for all residents, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. The 2023 Comprehensive Plan is a "policy-based plan" which provides a more robust and flexible approach to land use. To that end, the goals, objectives and policies of the Comprehensive Plan guide development and planning initiatives throughout the Urban County, including the Red Mile mixed-use development.

Several goals and objectives provide guidance related to the subject site and the proposed expansion of the Development Area, including:

Theme A: Growing & Sustaining Successful Neighborhoods

Goal 2: Support infill and redevelopment throughout the Urban service area as a strategic component of growth.

- Objective A: Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.

Goal 3: Provide well-designed neighborhoods and communities.

- Objective E: Improve Lexington's transportation network through ample street and sidewalk connections between new and existing development.

Goal 4: Address community facilities at a neighborhood scale.

- Objective C: Establish and promote road network connections to reduce police, EMS, and fire response times and improve efficiency and operations of city services.

Theme B: Protecting the Environment

Goal 1: Protect water resources by improving urban stormwater and sanitary sewer infrastructure.

- Objective B: Protect and improve water quality through the development of cost-sharing and grant programs to assist homeowners, neighborhoods, and developers.
- Objective C: Retrofit stormwater infrastructure to improve water quantity and quality concerns.
- Objective D: Continue to develop protections for watersheds, including installation of elements to improve and protect water quality.

Proposed Improvements

The TIF District approved in 2010 by the Urban County Council was to facilitate a mixed-use development, to include both commercial and residential uses around the Red Mile racetrack, as well as road improvements to Red Mile Road. The 2012 TIF District modification facilitated a multi-family residential development and roadway connections from the Red Mile property to Curry Avenue. This 2026 TIF District modification will allow for the track infield and trackside access to Versailles Road to also be included in the defined Development Area of the project. No new structures are contemplated at this time, only infrastructure improvements in an area that was previously excluded from the approved Development Area.

The proposed expansion of the Development Area is necessary to undertake infrastructure improvements to cure the current lack of utilities and stormwater control within the track infield. These improvements and their estimated timeline are provided below.

Stormwater abatement project designed by Vision Engineers LLC:

- Summer/Fall 2026: Installation of 19 structures to collect stormwater and approximately 3000 lineal feet of stormwater pipe that will carry the water from the Track Infield to a retention basin in the Development Area.
- Summer/Fall 2026: Construction of the retention basin (anticipated in excess of \$400,000).
- Late 2026/Early 2027: Installation of infrastructure required to meet additional onsite stormwater requirements to discharge storm water from the retention basin to the City of Lexington's stormwater sewer system.

The total cost of the stormwater abatement project will exceed \$900,000.

Additional **utility placement and provision** required to host 2027 Breeder's Crown and similar large equine-related events:

- Fall 2026: Provision of increased water, natural gas, sanitary sewer, and electric facilities into the Infield.
- Fall 2026: Boring the Red Mile racetrack for passage of the utilities.

The estimated cost of this project is \$1.6 Million.

Conclusion

The proposed infrastructure improvements will not significantly change the land use of the Red Mile property, which includes a planned mixed-use project that complements the existing racetrack, grandstand and entertainment. While development of the mixed-use aspect of the project has been slower than anticipated, it does still support numerous the Goals and Objectives of the 2023 Comprehensive Plan, *Imagine Lexington 2045*.

The specific infrastructure improvements now contemplated do not impact the original intent or vision for the development. Rather, they will allow the Red Mile mixed-use project to expand its entertainment functions to host additional large-scale entertainment and equine-related events.

The staff therefore finds the proposed expansion to the Red Mile TIF District to be in compliance with the 2023 Comprehensive Plan, *Imagine Lexington 2045*, based on the fact that the uses of the original TIF District will remain and will be supported by infrastructure improvements. Additionally, there are no limitations within the adopted Zoning Ordinance that would limit infrastructure improvements within either the A-U or B-4 zones.

5/27/26

TLW/DAC

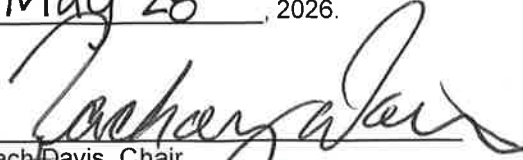
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CERTIFICATION OF COMPLIANCE

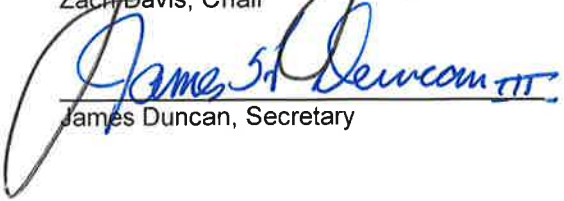
The Lexington-Fayette County Planning Commission finds that the proposed infrastructure improvements as part of the expanded Red Mile Mixed-Use Development Plan and TIF District is hereby certified as being in compliance with the adopted 2023 Comprehensive Plan, *Imagine Lexington 2045*, for Lexington and Fayette County, and adopts this report as its official statement to be included as a part of the development plan as it is forwarded to the Lexington-Fayette Urban County Council for consideration.

Adopted and Approved by the Lexington-Fayette Urban County Planning Commission on

May 28, 2026.



Zach Davis, Chair



James Duncan, Secretary