



Lexington's Preservation & Growth Management Program

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Division of Planning

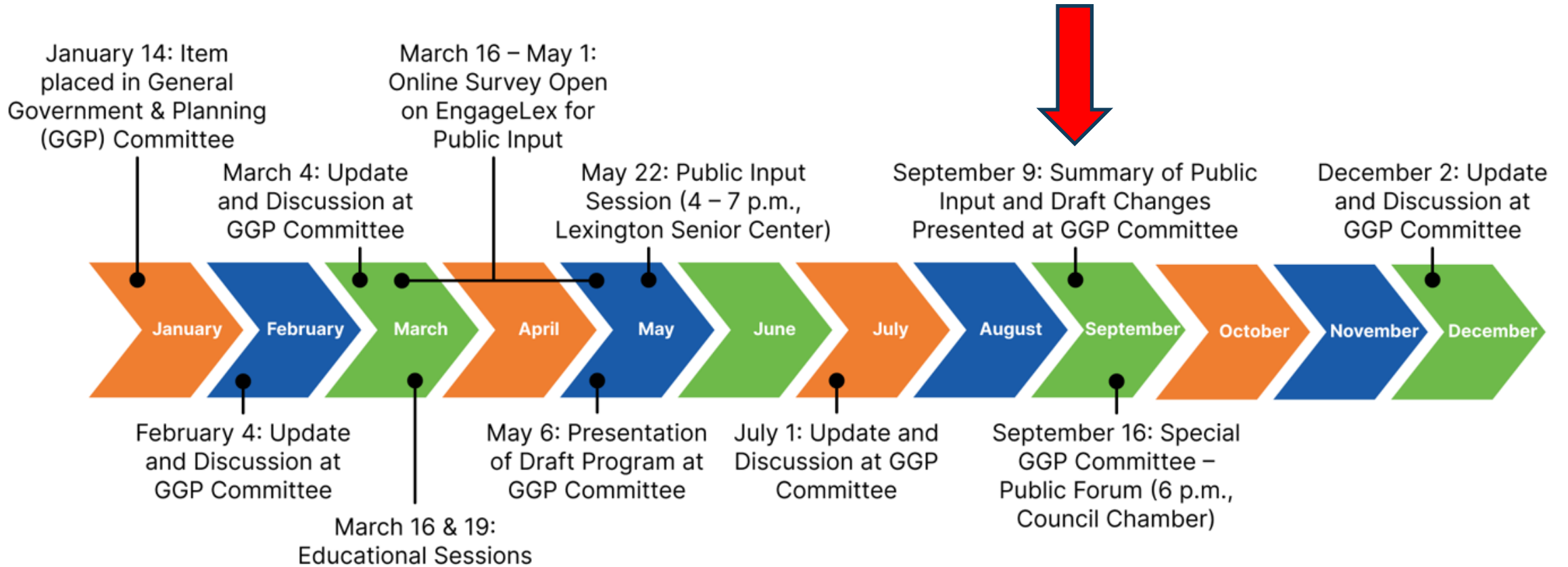
General Government & Planning (GGP) Committee

September 9, 2025





Project Timeline





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 Analytic Research Center
- Provides for review by each level of decision makers



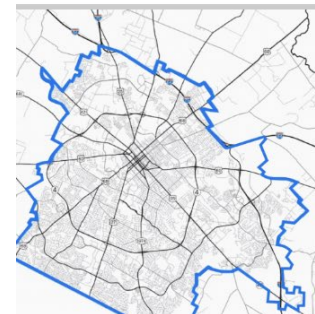


Public Survey and Outreach Feedback



Lexington's Preservation & Growth Management Program (LPGMP)

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Cities change. Communities grow.

Lexington's Preservation & Growth Management Program (LPGMP) is about being proactive and improving how we choose to change and grow by using data to guide our adaptation when the time comes.

What this program does:

- Uses data to decide when, where, and how Lexington grows



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Public Feedback

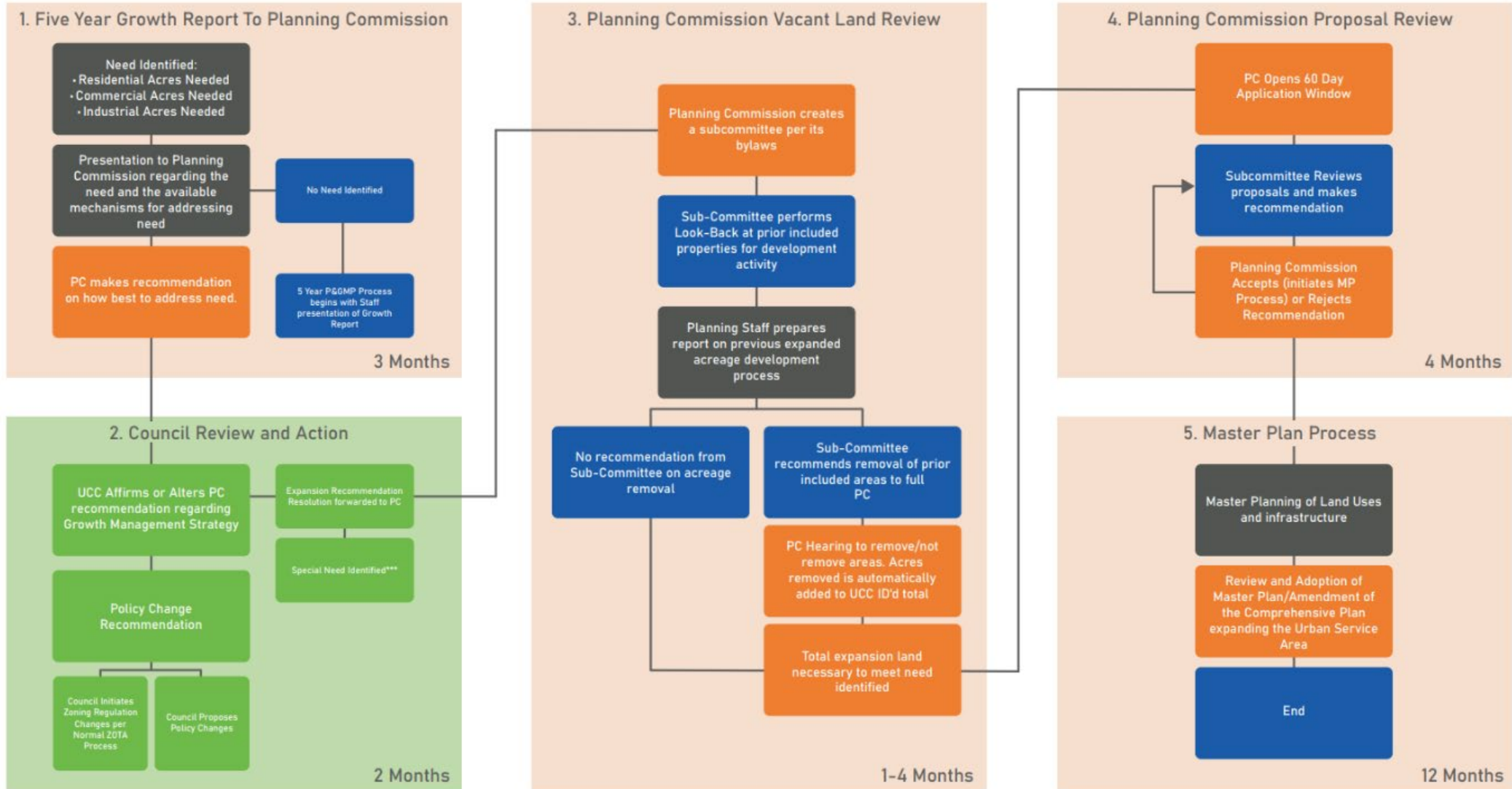


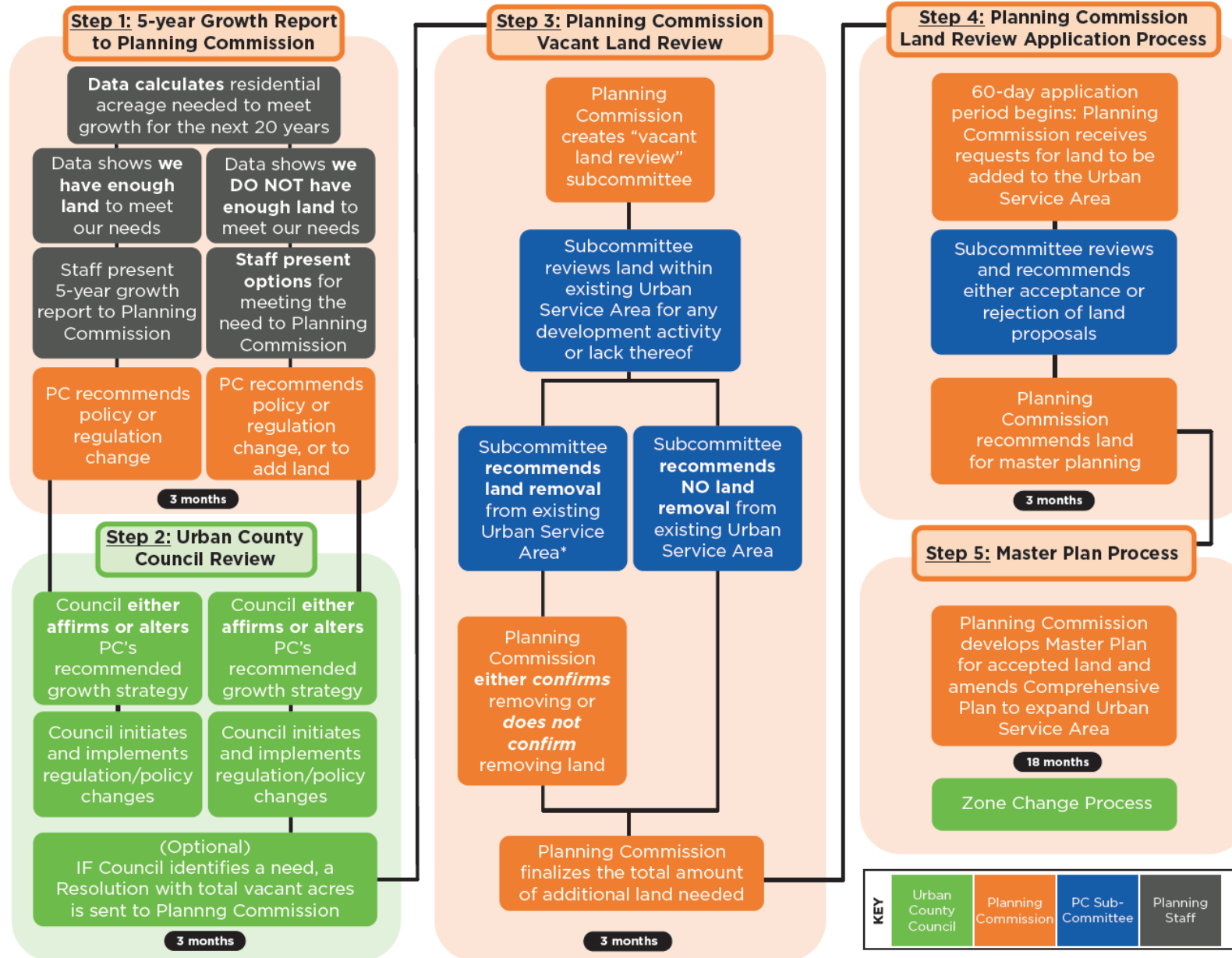
- Preference infill and redevelopment policy and regulation change
- Perception of bias
- Activate vacant land rather than remove from the USA
- Include greater opportunities for public comment and input
- Include greater emphasis on preservation



Process Framework 5/6/2025

- Urban County Council
- Planning Commission
- PC Sub-Committee
- Planning Staff

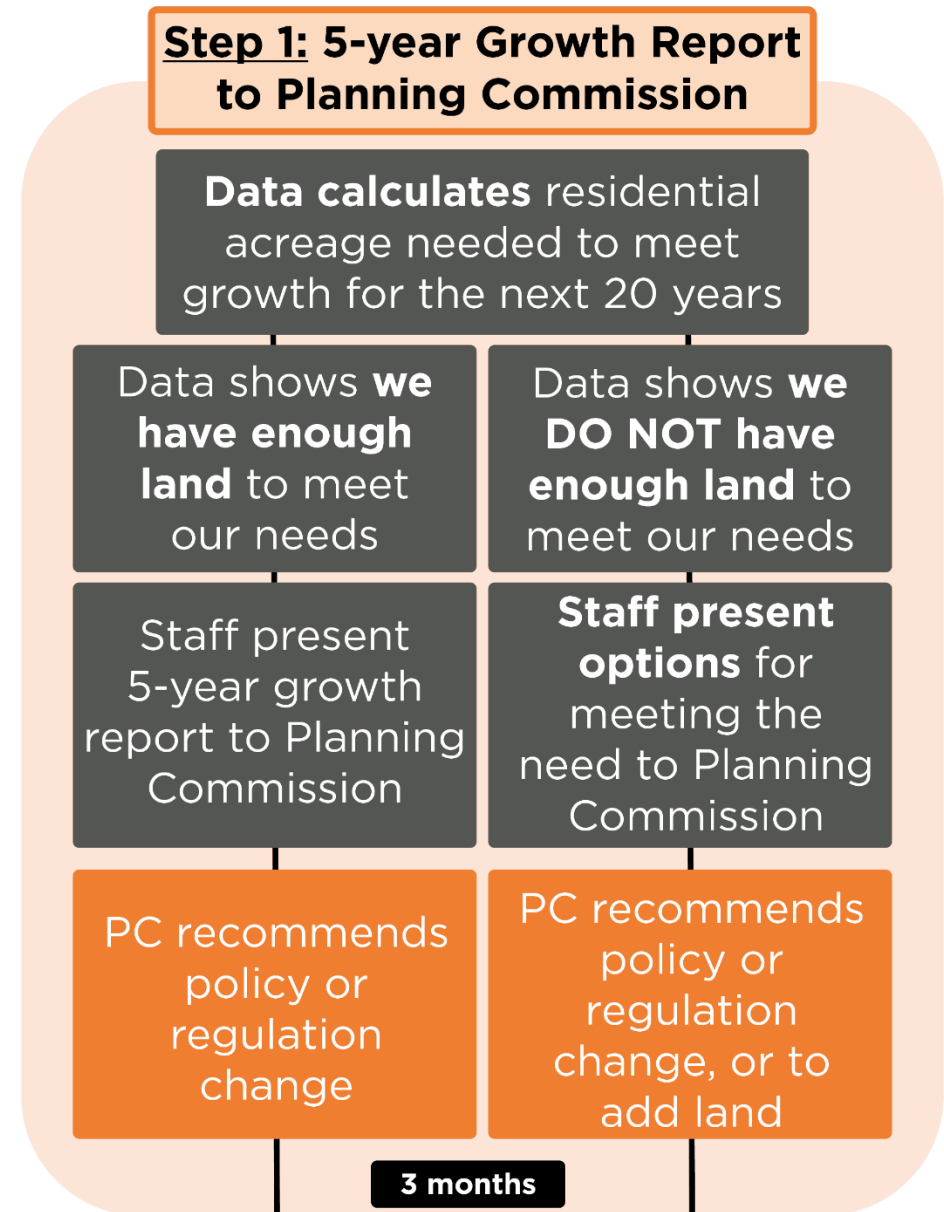






5-Year Growth Trends Report

- What is New or Different?
 - Contents of the Growth Trends Report
 - Removal of Commercial and Industrial need
 - Shift to the Special Economic Development Need
 - Planning Commission sends the Growth Trends Report and recommendations to Council





Formula 20-year Residential Need

- Utilizes official data sources
 - KY State Data Center
 - United States Census
 - LFUCG Permit Data/Accela
- Addresses projected population growth
- Responsive to the changing development trends



Growth Trends Projection

Projected Population



=Projected new population over 20 years

Projected Dwelling Units Needed

Net new
population
projected over 20
years

Average household
size (people per unit)
(ACS or Census)

= Total dwelling units needed to accommodate
20 years population growth

Projected Acreage Needed

Total dwelling
units needed

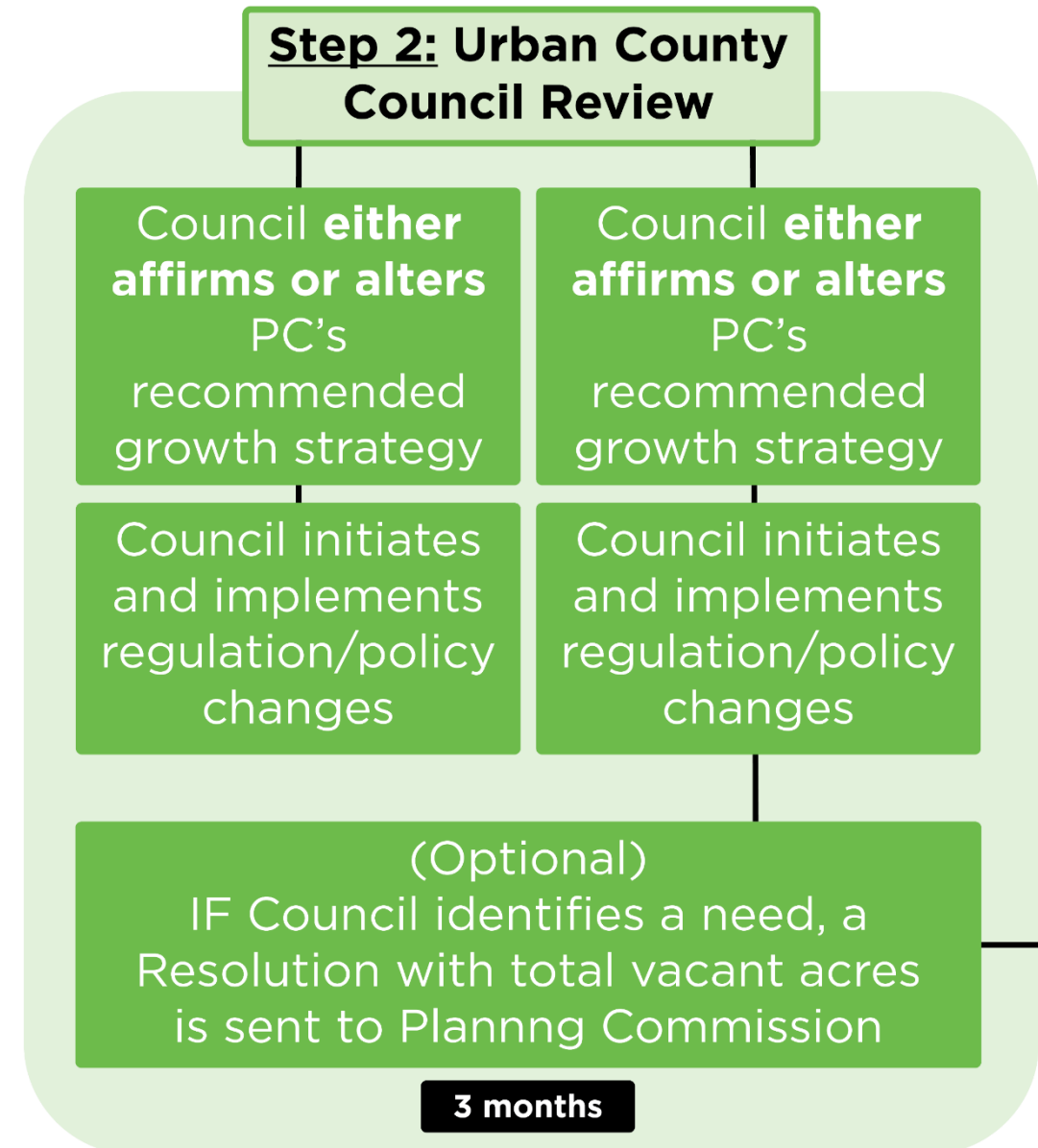
Five-year average of
dwelling units per
acre in existing
residential zones
(2020-2024)

= Total acres needed to accommodate 20 years
of population growth



Council Review and Action

- What is different or new?
 - UCC will consider policy and/or regulatory changes even if there is not an identified residential need
 - When a residential need is identified, UCC must evaluate policy and regulatory changes prior to any consideration of an expansion
 - UCC establishes the minimum acreage to meet residential need
 - Maximum acreage is limited to 30 years of residential need

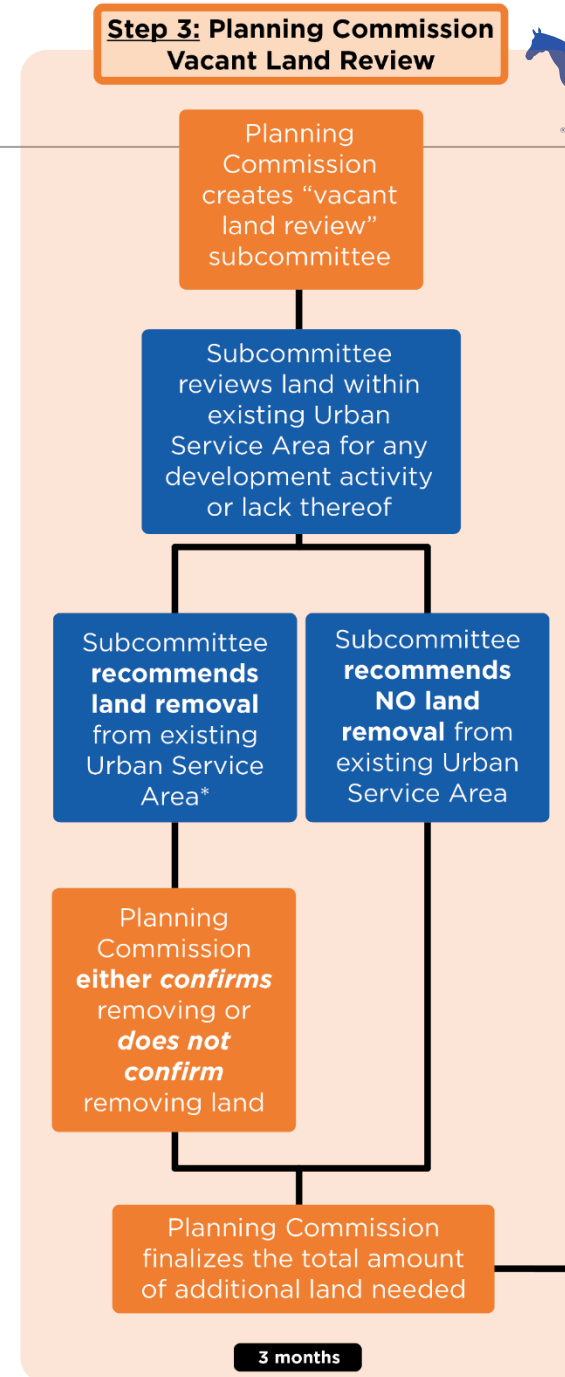


Planning Commission Vacant Land Review

- What is New or Different?
 - Defines makeup of the subcommittee
 - Clarifies land eligible for removal from the Urban Service Area



Step 3: Planning Commission Vacant Land Review





Planning Commission Proposal Review

- What is New or Different?
 - Defines process of application review
 - Establishes locational requirements
 - Establishes timelines

Step 4: Planning Commission Land Review Application Process

60-day application period begins: Planning Commission receives requests for land to be added to the Urban Service Area

Subcommittee reviews and recommends either acceptance or rejection of land proposals

Planning Commission recommends land for master planning

3 months





Master Plan Process

- What is New or Different?
 - No changes

Step 5: Master Plan Process

Planning Commission develops Master Plan for accepted land and amends Comprehensive Plan to expand Urban Service Area

18 months

Zone Change Process





Special Economic Development Need

- What is New or Different?
 - Employment/Industrial land only
 - Defines who initiates a Special Economic Development Need
 - Restricts maximum acreage
 - Defines UCC role
 - Determine the need
 - Initiate zone change
 - Defines Planning Commission role
 - Amend the Comprehensive Plan
 - Evaluate the zone change



Mayor or Council identify a special economic development for up to 250 acres

Council disapproves or takes no action

Council approves and:

1. Sends Resolution to Planning Commission to amend the Comprehensive Plan
2. Initiates a zone change

2/3 vote required

Planning Commission reviews amendment to Comprehensive Plan

Planning Commission approves or disapproves zone change

Council approves or disapproves zone change

Planning Commission

Urban County Council



Items Outstanding

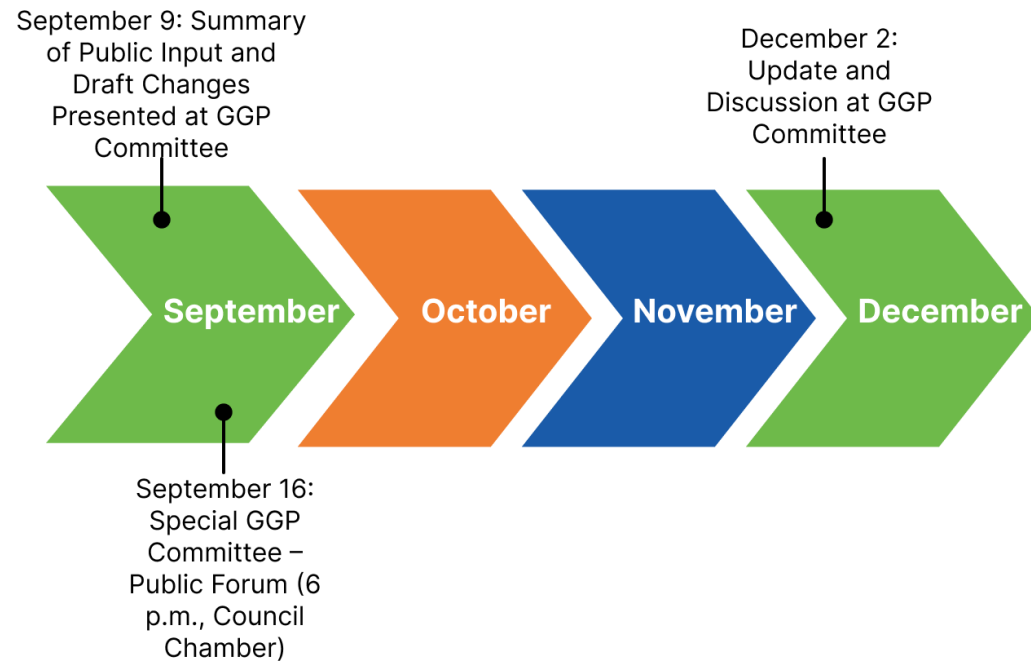


- Housing backlog identified by both KHC and LFUCG
- Share of residential units in mixed use and commercial zones
- Timing of Growth Trends Report





Upcoming Engagement Opportunities



- September 16th
 - Special GGP Public Forum
- December 2nd
 - Next GGP update



Questions?



LEXINGTON

