

2025 BLUE SKY SMALL AREA PLAN

*Eve Miller, Senior Planner, Long-Range Planning
General Government and Planning Committee Meeting
Tuesday, February 4, 2025*



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Project Intent

- The Division of Planning is developing a Small Area Plan (SAP) for the Blue Sky industrial area, located off Athens Boonesboro Road.
- In 2023, the Planning Commission identified the Blue Sky Rural Activity Center for inclusion in the Urban Growth Area.
- In 2024, the Planning Commission recommended a separate SAP for the industrial area to delve into a detailed analysis of economic development opportunities and additional industrial land uses for the area.
- The SAP will evaluate the existing conditions of infrastructure and the built environment as well as the natural features, resources, and physical constraints that affect the area.
- The SAP will specify future land-use designations, how to integrate and connect Blue Sky with other portions of the USA, and economic redevelopment opportunities.



Blue Sky Activity Center Overview

C:\Users\emiller\OneDrive - Lexington - Fayette Urban County Government\Division of Planning\Long-Range Planning\Blue Sky Small Area Plan\GIS Maps\Blue Sky.aprx

Parcels Intersecting Blue Sky

Parcels

Blue Sky Small Area Plan

Park

PDR Protected/Pending

Zoning

A-B

A-R

B-3

B-5P

I-1

P-1

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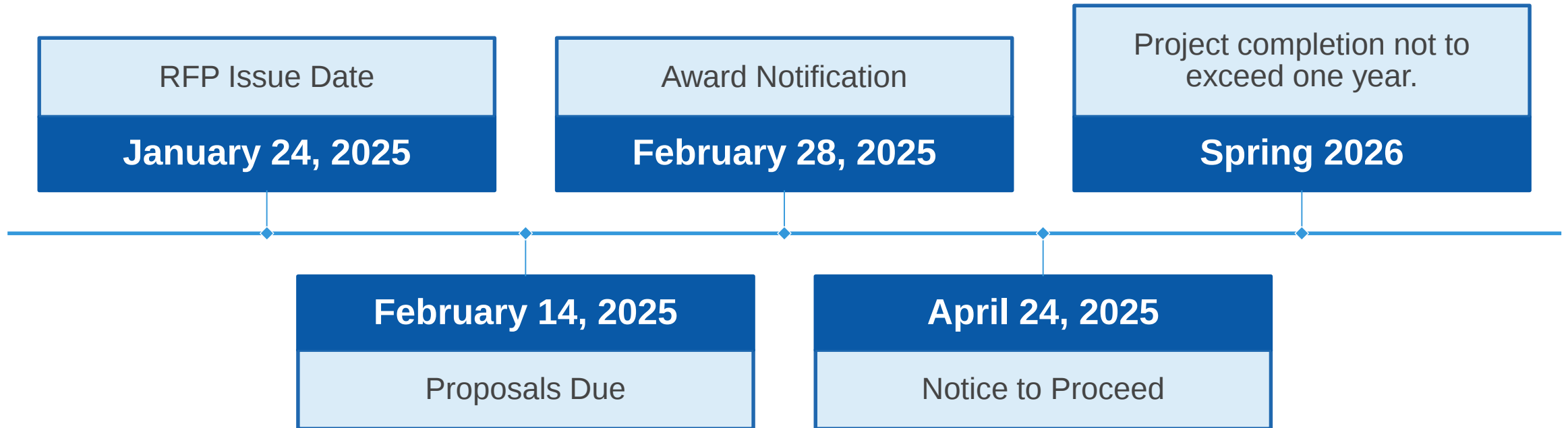
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01/23/2025

This map provides an overview of the Blue Sky Activity Center. The central area is outlined in a thick yellow line, representing the Blue Sky Small Area Plan. Surrounding this area are various parcels, some of which are highlighted in pink to indicate they intersect with the Blue Sky area. The map is color-coded by zoning: A-B (dark green), A-R (light green), B-3 (dark red), B-5P (orange), I-1 (light purple), and P-1 (cyan). Key roads shown include Catlettsburg Dr, United Ct, Cutlers Hill Ct, Blue Sky Pkwy, Jo Morris St, Kingspost Ct, and Karp Ct. The Athens Ballfield Complex is located in the lower center of the map. A scale bar at the bottom right indicates distances from 0 to 1,200 feet. A north arrow is located in the top right corner.



Blue Sky SAP Timeline



Questions?



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