



# Lexington's Preservation & Growth Management Program

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*Division of Planning*

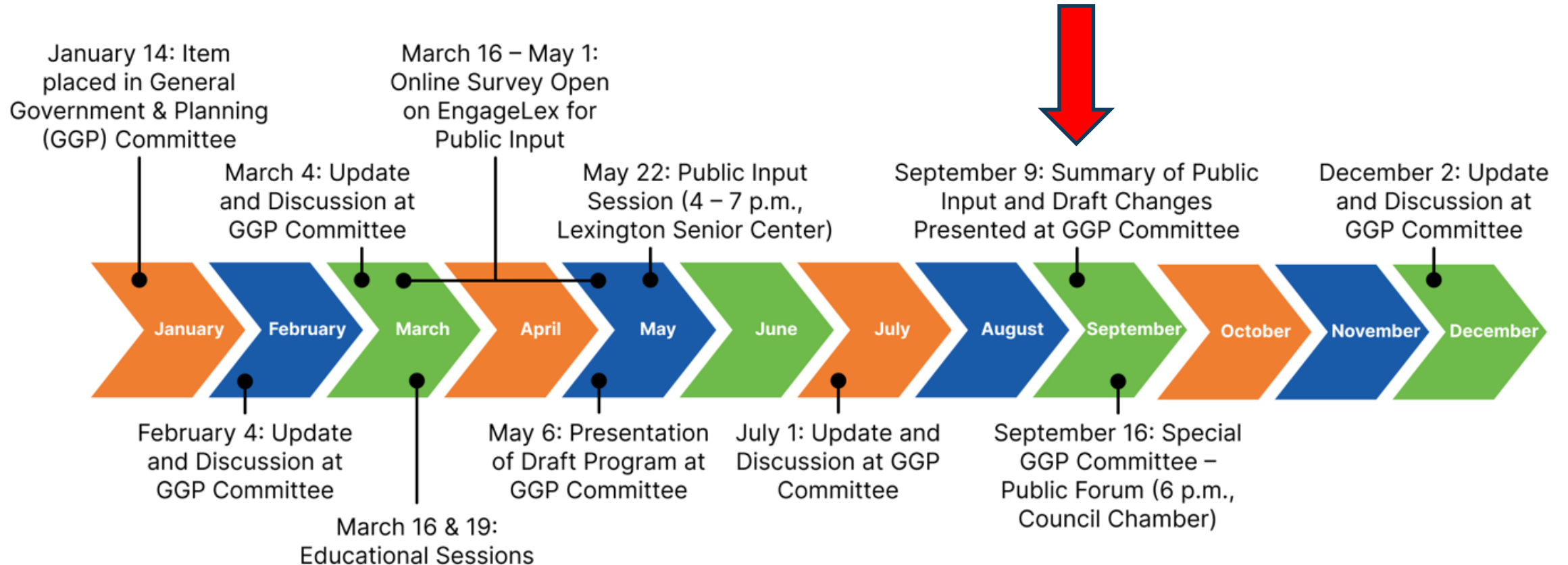
*General Government & Planning (GGP) Committee*

*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





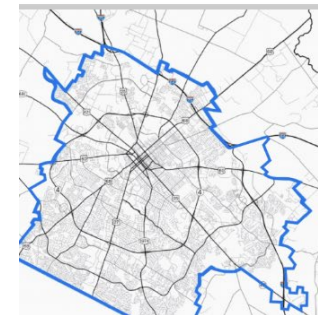


# Public Survey and Outreach Feedback



Lexington's Preservation & Growth Management Program (LPGMP)

## Lexington's Preservation & Growth Management Program (LPGMP)



### 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





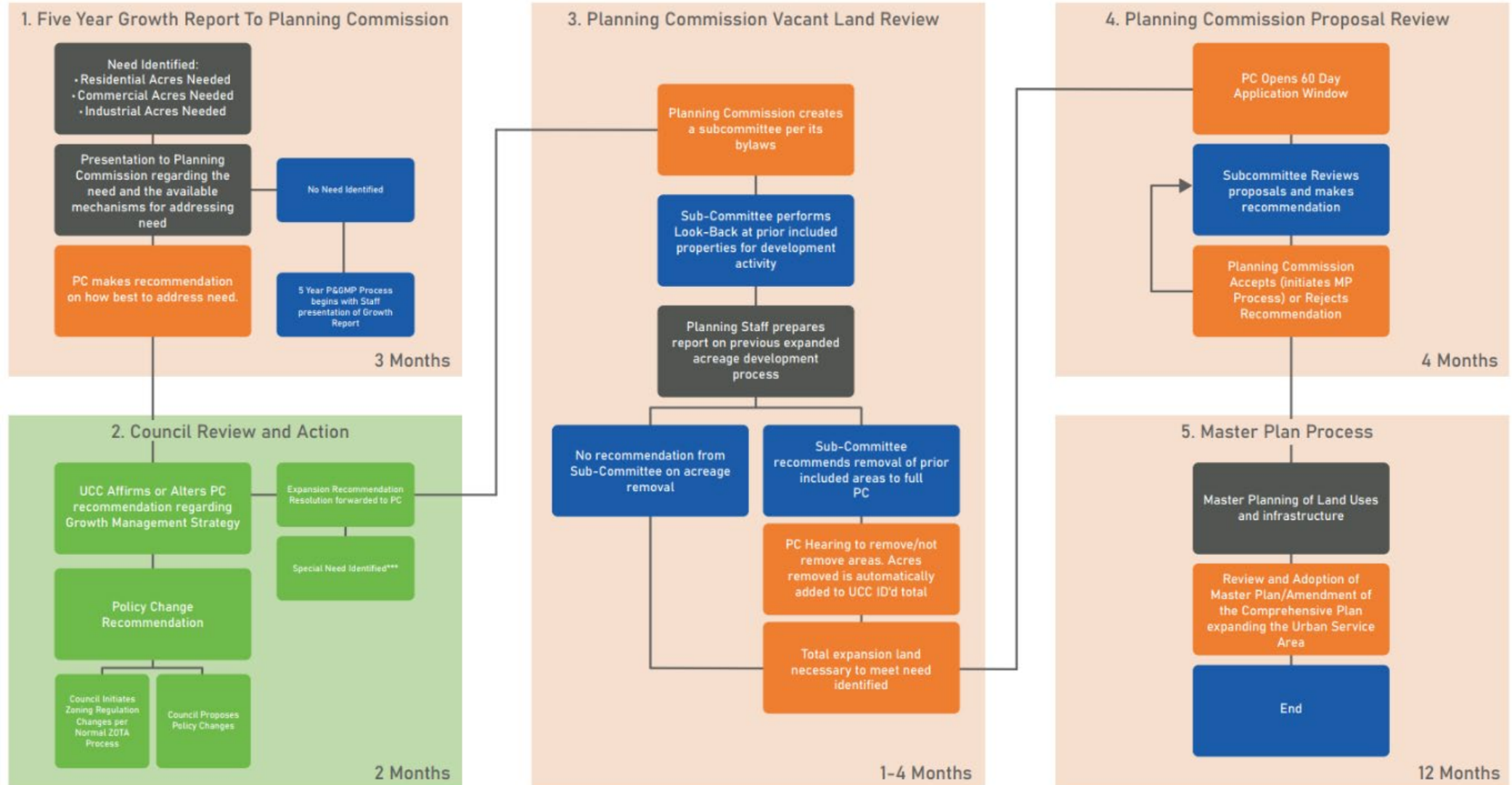
# Process Framework 5/6/2025

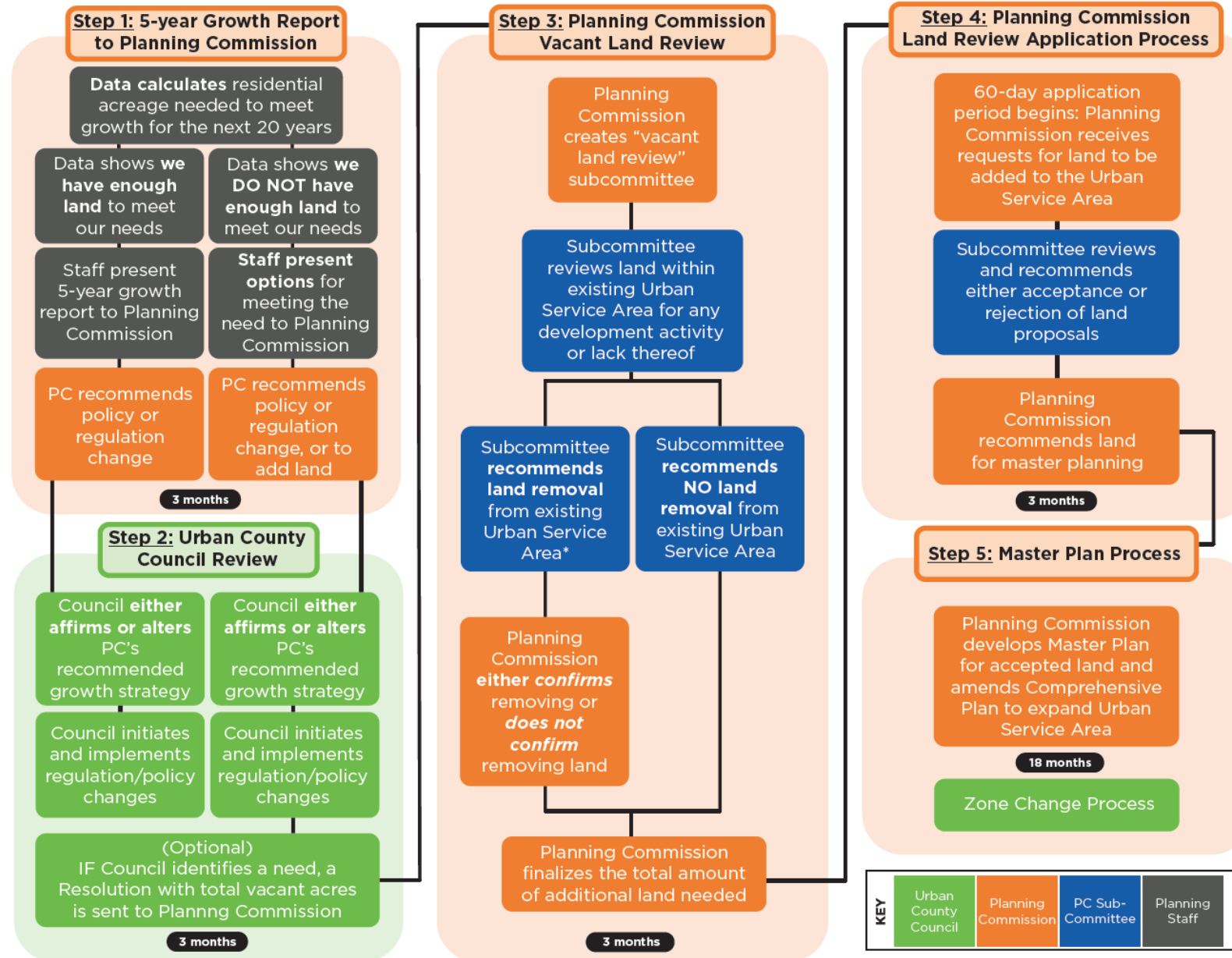
Urban County  
Council

Planning  
Commission

PC Sub-  
Committee

Planning  
Staff

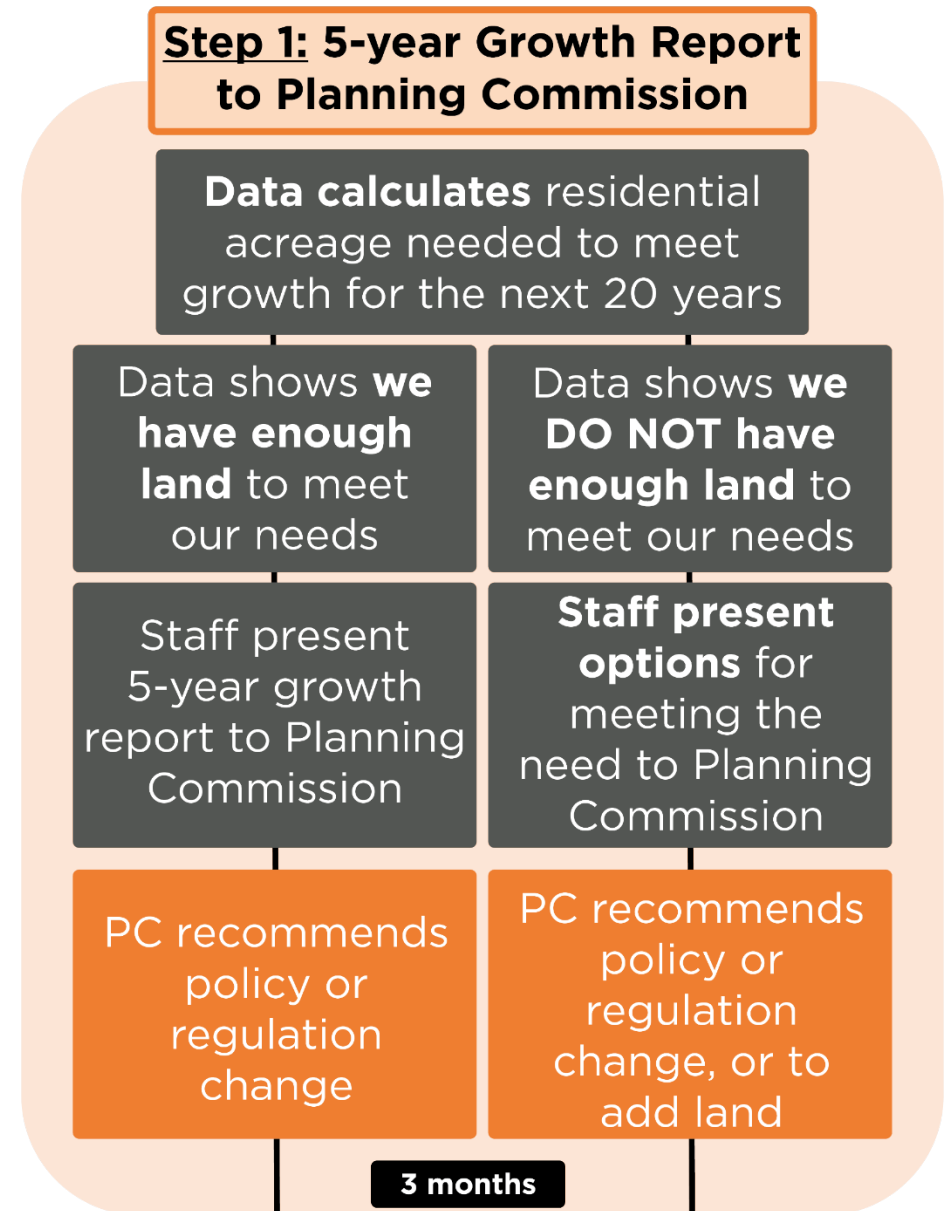






## 5-Year Growth Trends Report

- 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

$$\left( \begin{array}{l} \text{20 year projection} \\ \text{(KY State Data} \\ \text{Center)} \\ \text{- Less people in} \\ \text{group quarters} \end{array} \right) - \left( \begin{array}{l} \text{Most recent} \\ \text{population (ACS or} \\ \text{Census)} \\ \text{- Less people in} \\ \text{group quarters} \end{array} \right)$$

=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 accomodate  
20 years population growth

#### Projected Acreage Needed

Total dwelling  
units needed

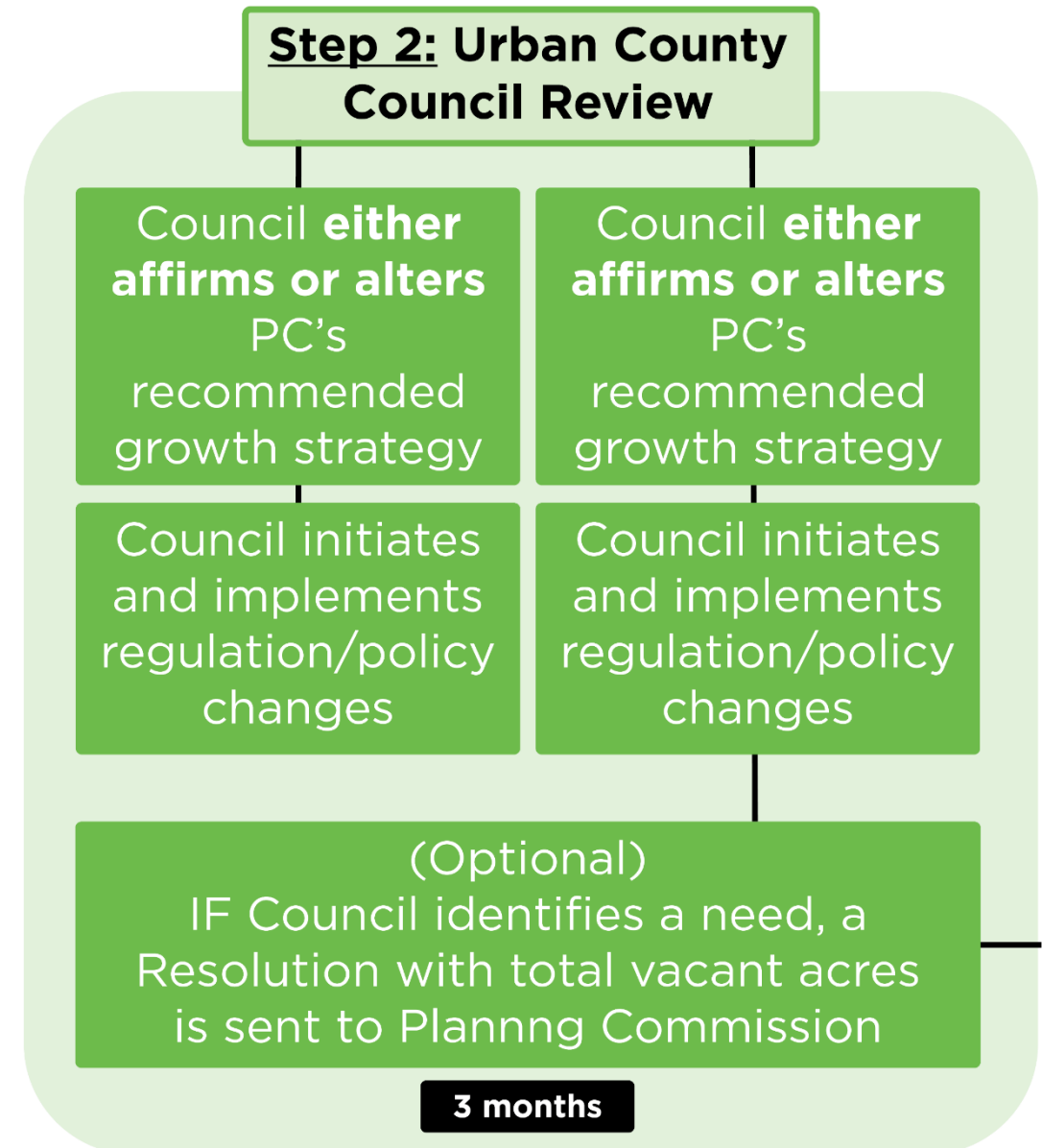
Five-year average of  
dwelling units per  
acre in existing  
residential zones  
(2020-2024)

= Total acres needed to accomodate 20 years  
of population growth



## Council Review and Action

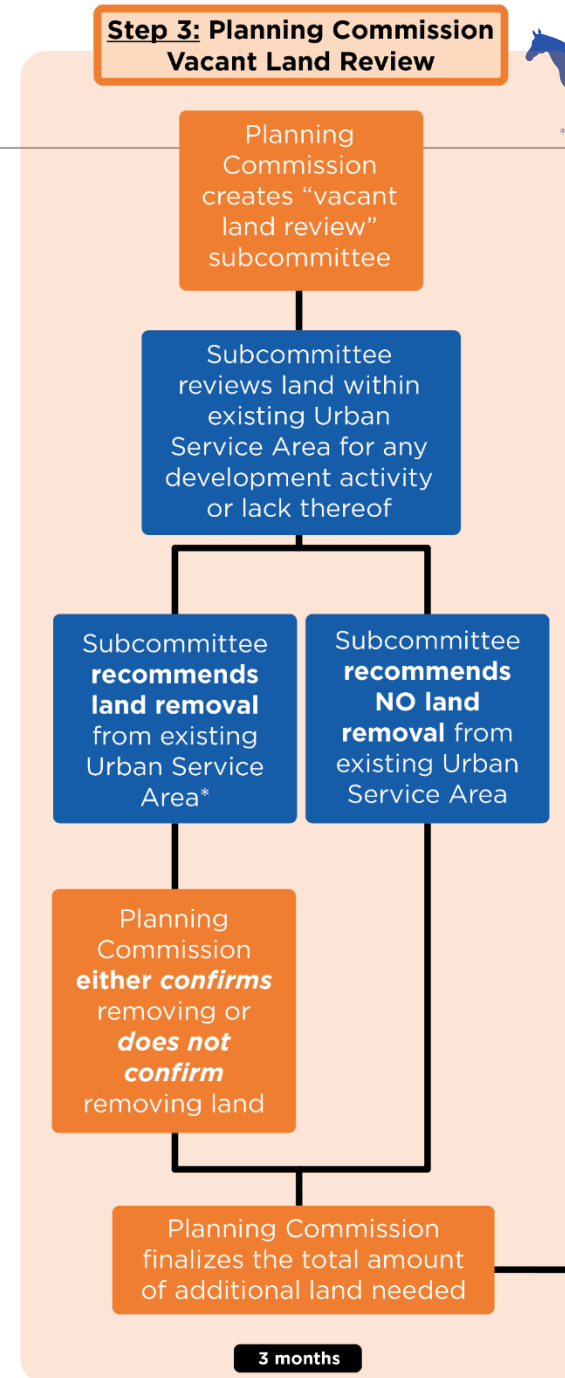
- What is different or new?
  - UCC will consider policy and/or regulatory changes even if there is not an identified residential need
  - When a residential need is identified, UCC must evaluate policy and regulatory changes prior to any consideration of an expansion
  - UCC establishes the minimum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

**LEXINGTON**



## 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 9: Summary  
of Public Input and  
Draft Changes  
Presented at GGP  
Committee

December 2:  
Update and  
Discussion at GGP  
Committee



September 16:  
Special GGP  
Committee –  
Public Forum (6  
p.m., Council  
Chamber)

- September 16<sup>th</sup>
  - Special GGP Public Forum
- December 2<sup>nd</sup>
  - Next GGP update





# Questions?



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