



Lexington's Preservation & Growth Management Program

Hal Baillie, Planning Manager

Division of Planning

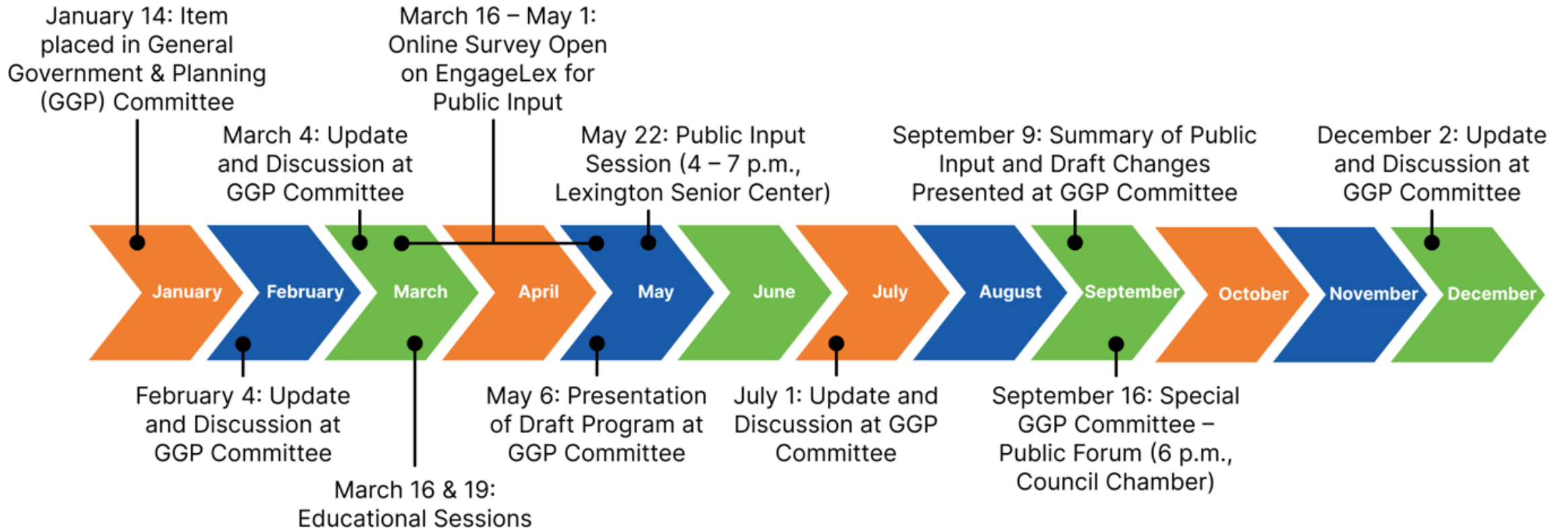
General Government and Planning Committee

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

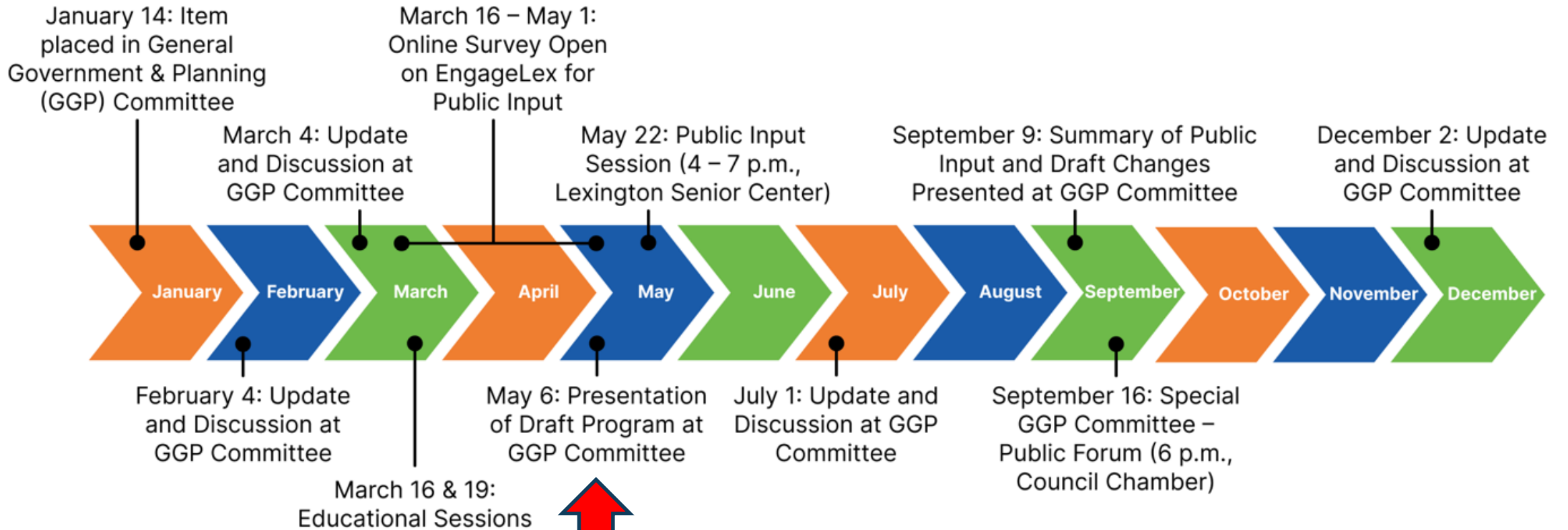


- PC Work Session Introduction
 - February 20, 2025
- PC Work Session Public Engagement Update
 - March 20, 2025
- Next PC Work Session Update
 - May 15, 2025





Project Timeline





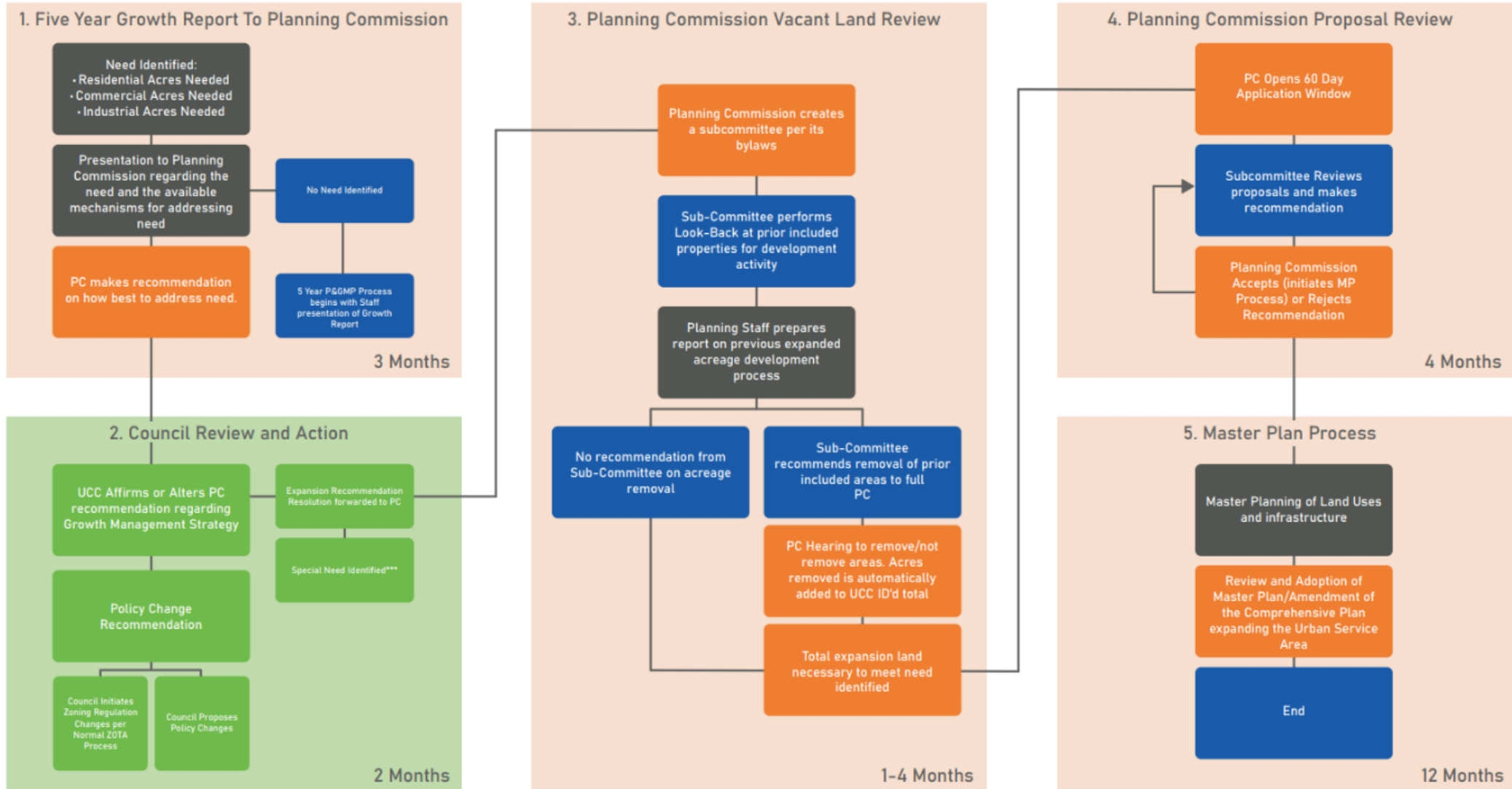
Process Framework

Urban County Council

Planning Commission

PC Sub-Committee

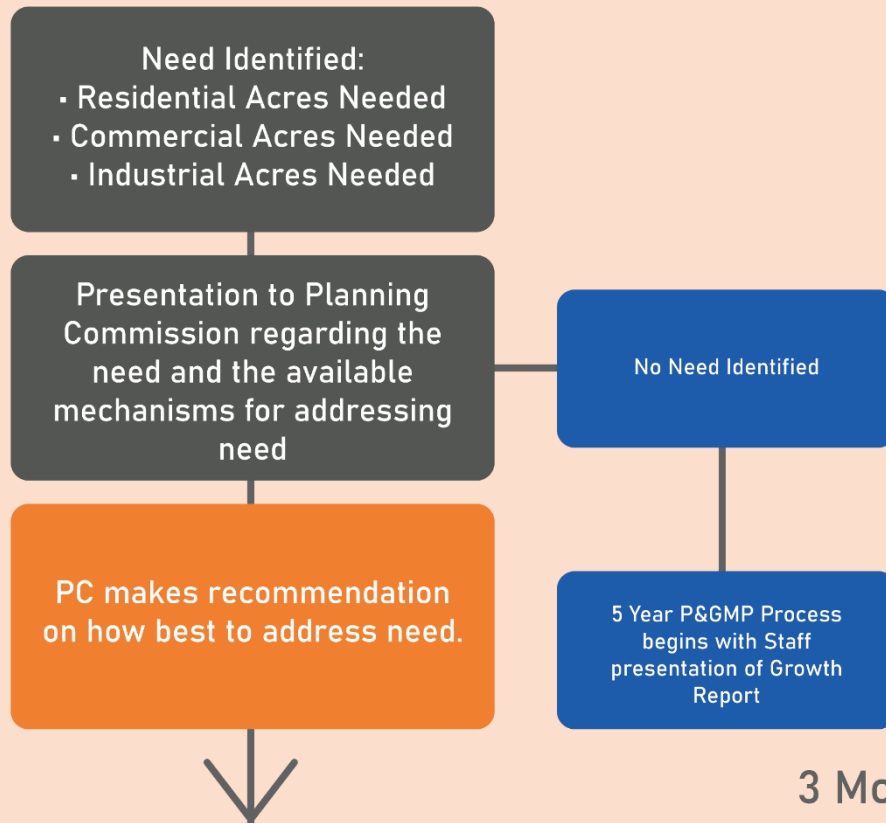
Planning Staff





Five Year Growth Report to Planning Commission

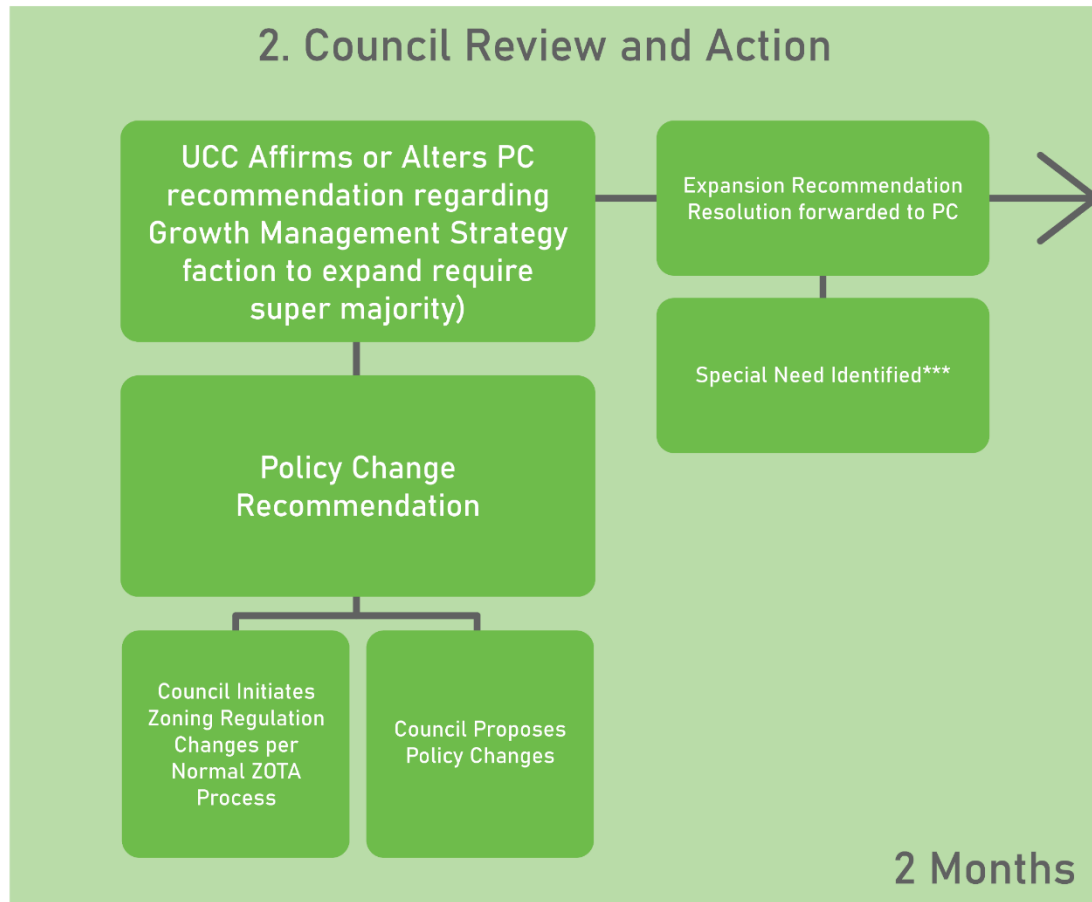
1. Five Year Growth Report To Planning Commission



- 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

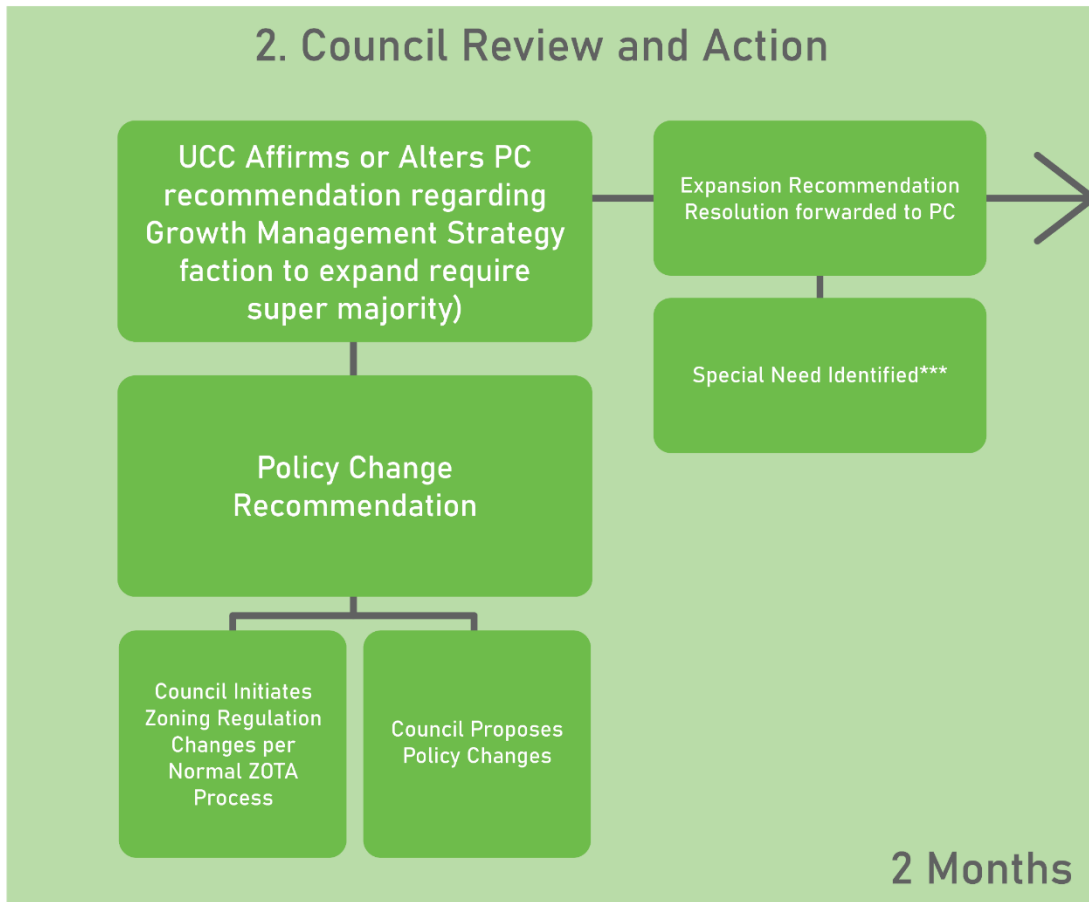


- By proposed ordinance, expansion is an allowable action only when identified need is greater than vacant acreage per the 5-year Growth Report
- Need does not trigger an automatic expansion of the Urban Service Area
 - Council will consider:
 - No changes
 - Or any of the following:
 - Policy changes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





Council Review and Action

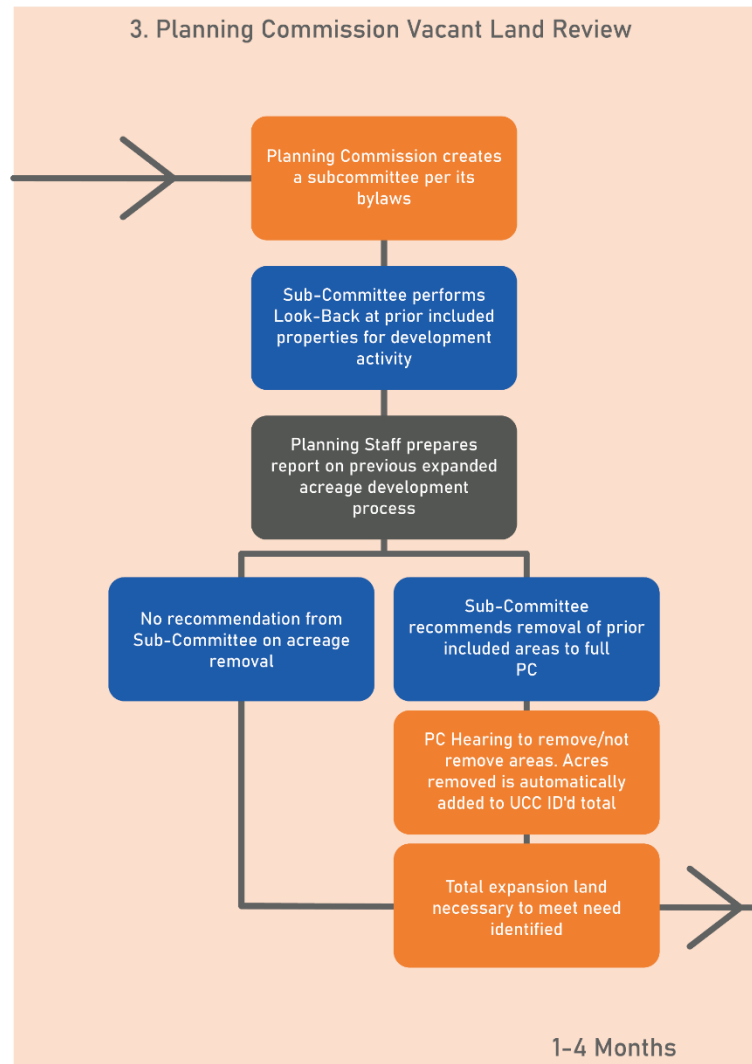


- Special need identification
 - May occur between the 5-Year Growth Reports
 - May identify specific acreage for a specific purpose
 - Supermajority of Urban County Council (2/3 vote of full body)





Planning Commission Vacant Land Review

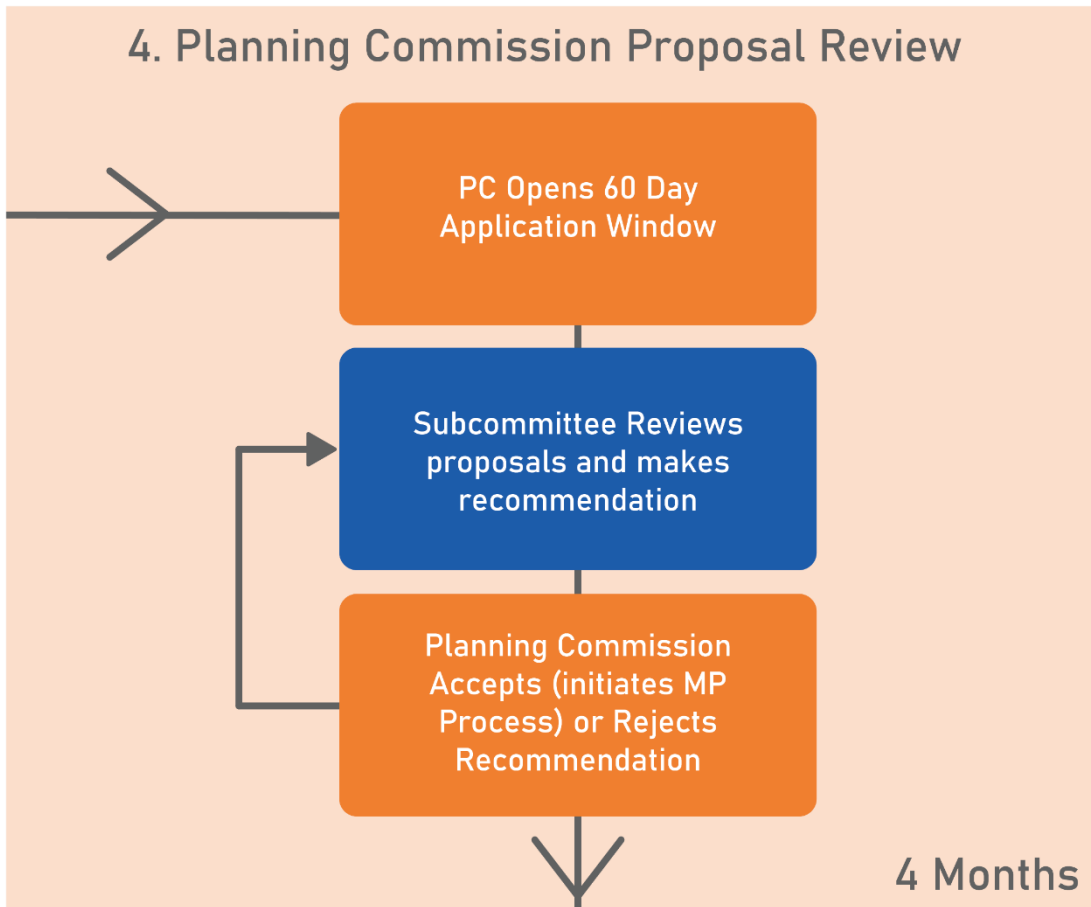


- Prior to proceeding to expansion:
 - Planning Commission review of existing vacant land from previous expansions
 - Recommend possible removal of undeveloped acreage
 - Hold public hearing to consider removal
 - If removed, add reduced total to the identified need





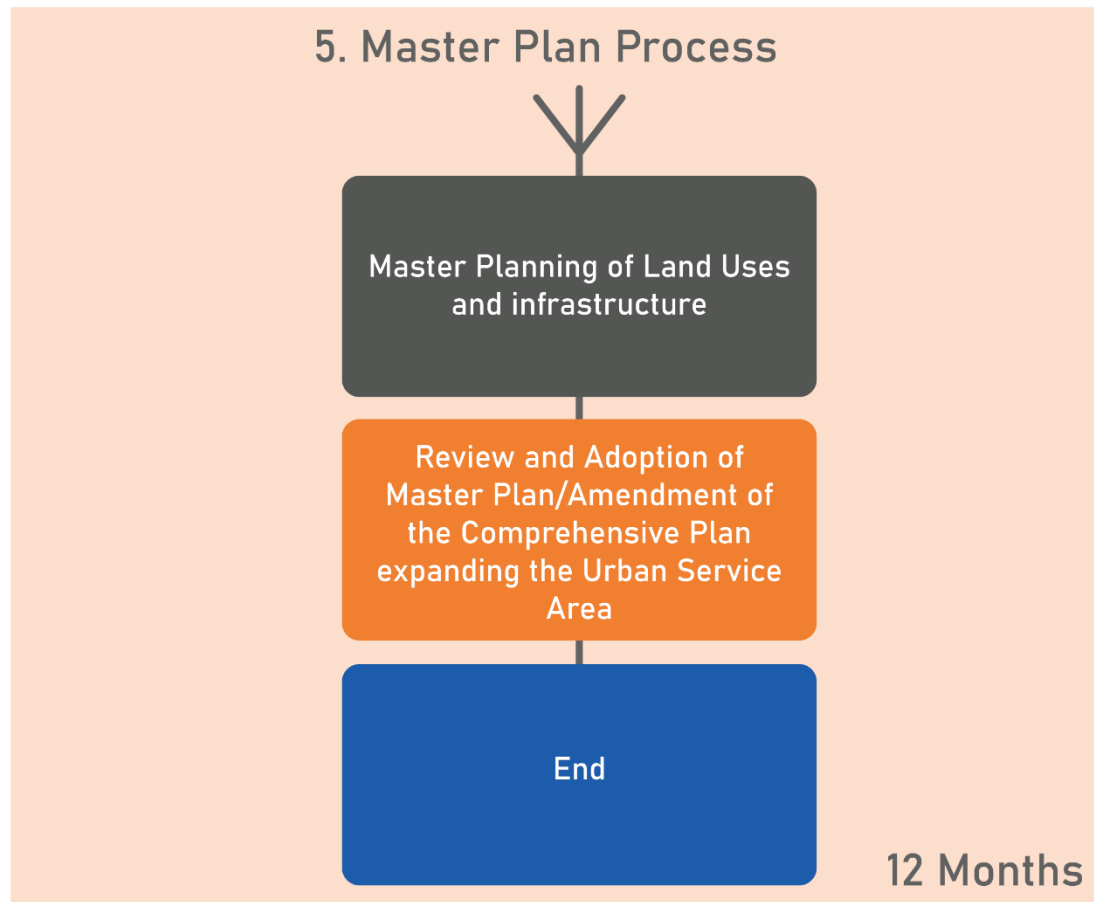
Planning Commission Proposal Review



- 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.





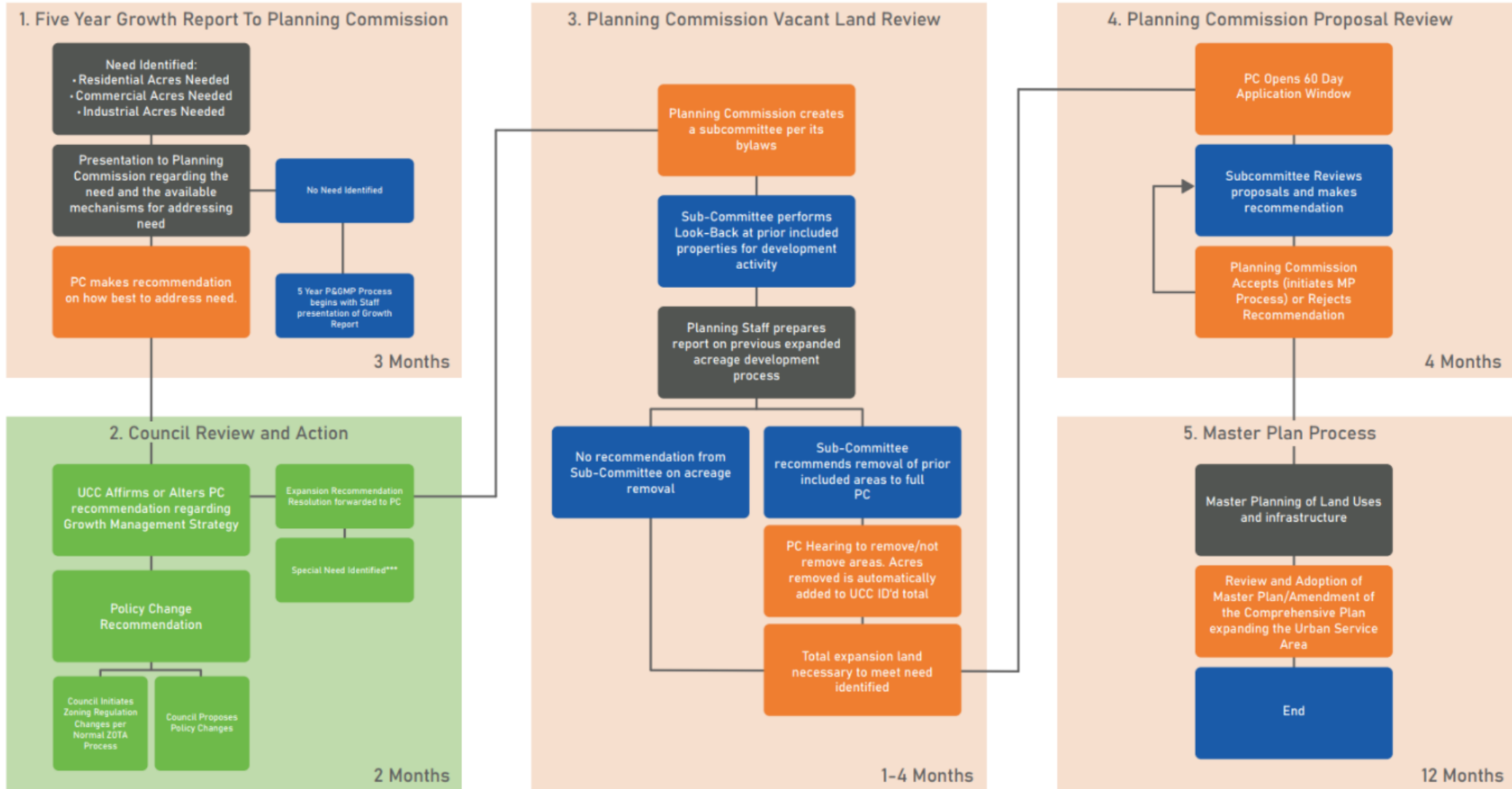
Process Framework

Urban County Council

Planning Commission

PC Sub-Committee

Planning Staff





Improvements to Lexington's Process

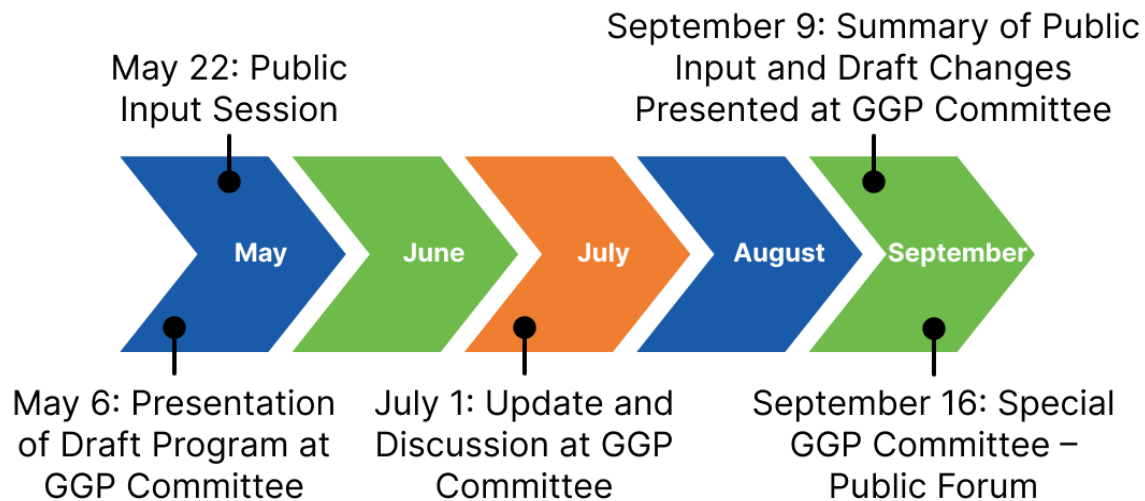


- Allows the Comprehensive Plan to have a broader focus
- Codifies long standing practices in a transparent way
- Establishes a transparent data driven approach
 - Imagine Lexington Data Research Center
- Provides for review by each level of decision makers





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

