



General Government and Planning Committee

February 13, 2024

Summary and Motions

Chair Worley called the meeting to order at 1:02 p.m. Vice Mayor Wu and Committee Members J. Brown, Ellinger, Lynch, LeGris, Sheehan, Baxter, Reynolds, and Plomin were in attendance. Council members Fogle, Monarrez, Gray, and F. Brown were present as non-voting members.

I. January 16, 2024 General Government and Planning Committee Summary

Motion by Ellinger to approve the January 16, 2024, GGP Committee Summary. Seconded by Baxter. Motion passed without dissent.

II. Shelter Feasibility RFP

Commissioner Charlie Lanter presented on the Homeless Shelter Needs Request for Proposals (RFP). Council allocated \$200,000 from FY23 Fund Balance to finance a study that would look at the types of shelters needed in Lexington, where it should be located, the annual cost of operations, innovative solutions beyond typical congregate shelter, and options for populations that are not currently served. Currently, the Office of Housing Advocacy and Community Development has prepared a draft RFP that will be released the week of February 13, 2024.

The Office of Homelessness Prevention and Intervention will provide the vendor with an overview of the current providers/services and share the data from the annual Point in Time Count. The RFP review team consists of LFUCG staff, current providers, and elected officials. After the RFP is released, they expect to review proposals March/April 2024 and award the contract in May 2024. The project period will be from June 2024 to April 2025 and the findings will be presented in May 2025.

No action was taken on this item.

III. Master Plan Presentation

Chris Taylor with the Division of Planning gave an update on the Urban Growth Master Plan. The team for the Master Plan includes TSW, Gresham Smith, Partners for Economic Solutions, Southface, and CivicLex. Taylor reminded Council of the five areas selected for expansion. The process of developing the plan includes gathering information and input, building concepts and a draft plan, and performing a review. They kicked the project off with a community event at Greyline Station on December 6th, 2023. Taylor shared the timeline of the project and expressed that Planning Staff is happy to join any district meetings to engage with residents. A discussion about the survey and community engagement ensued.

No action was taken on this item.

IV. Urban Growth Ordinance ZOTA

Hal Baillie with the Division of Planning presented on behalf of this item. The purpose of this text amendment is to ensure new development is developed equitably and sustainably and to modernize the Zoning Ordinance while creating opportunities to implement the Goals and Objectives of the

Comprehensive Plan. There are 6 zoning reforms every municipality should adopt according to Strong Towns: Eliminate minimum parking requirements; legalize accessory dwelling units; reduce or eliminate minimum lot and unit size mandates; legalize home-based businesses; expand ministerial approvals; and legalize multifamily housing in commercial zones. Several of these reforms have already been adopted. There has been robust outreach and public work on this ZOTA and Planning has worked with numerous stakeholders.

Baillie shared the proposed text changes which includes changes to three residential zones, a creation of a new residential zone, and modifications to two commercial zones. The proposed changes within the text are specifically focused on the development of a more equitable, sustainable, and safer community as Lexington grows up and out. The residential changes were focused on the least utilized zones and will allow for moderate infill and redevelopment within the urban services boundary. These changes will allow for increased density, increased flexibility, and an increased mixture of housing types. Additionally, there is the creation of a commercial node zone which is specifically intended to pull transit to the zone and is designed to be more walkable. It also allows for a mixture of commercial and residential land uses.

In addition to the modifications to the residential zone, they are seeking to include Council's desire for more affordable housing options in the community. Therefore, they have included density bonuses incentivize the production of affordable housing and workforce housing. They selected the B-1 and B-3 zones because it allows for the realignment of permitted land uses to fit the context of the zone. There were some changes to the ZOTA as a result of community feedback and from discussions with Planning Commission.

No action was taken on this item.

V. Items Referred

No action was taken on this item.

VI. Adjournment

The Committee adjourned at 2:48 pm.