

# 2025 BLUE SKY SMALL AREA PLAN

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



**LEXINGTON**





## 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

**Legend**

- Parcels Intersecting Blue Sky
- Parcels
- Blue Sky Small Area Plan
- Park
- PDR Protected/Pending

**Zoning**

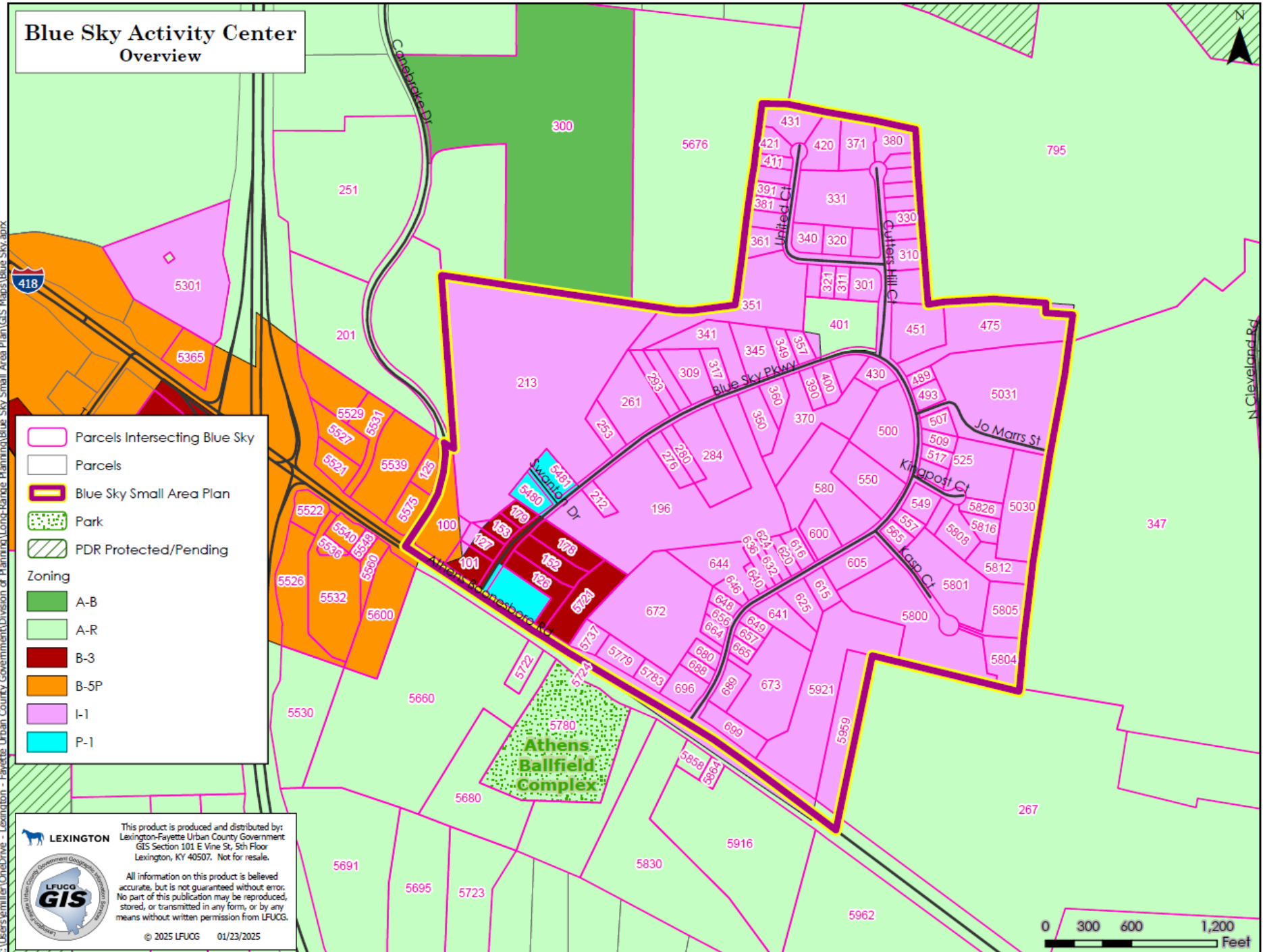
- A-B
- A-R
- B-3
- B-5P
- I-1
- P-1

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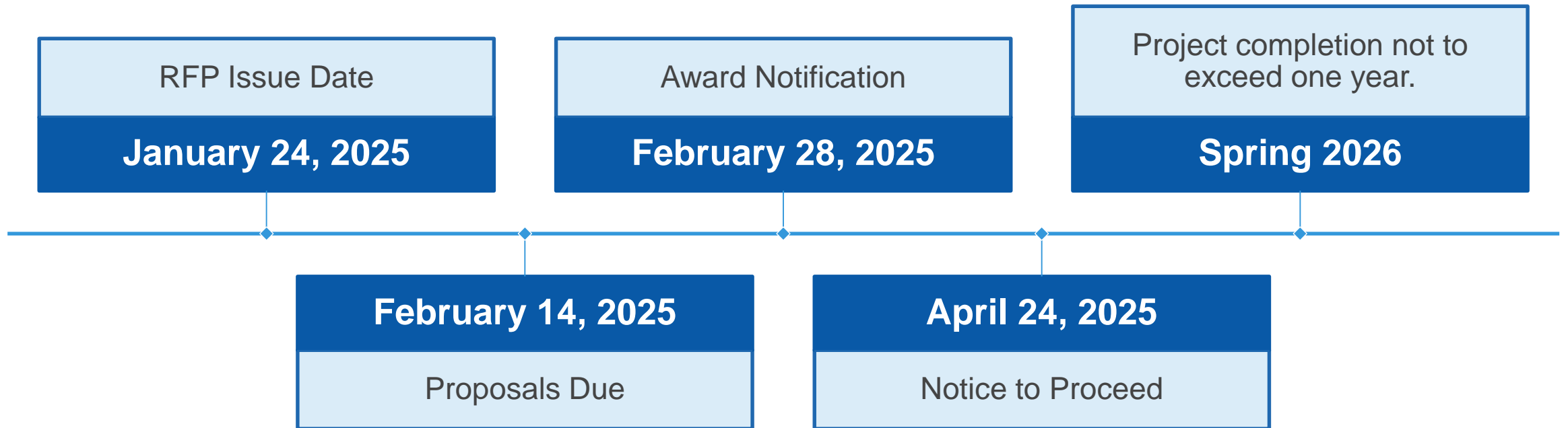
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# Blue Sky SAP Timeline



# Questions?



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