

Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507



Docket

Tuesday, January 14, 2025

1:00 PM

Council Chamber

General Government and Planning Committee

Committee Agenda

- [0046-25](#) Election of Committee Chair/Selection of Vice Chair
- [0043-25](#) Approval of October 15, 2024 Committee Summary
- [1041-24](#) Urban Growth Master Plan Update
- [0038-25](#) Lexington's Growth Management Program
- [0047-25](#) House Bill 443
- [0044-25](#) Annual Review of Items in Committee

Adjournment



Lexington-Fayette Urban County Government Master

200 E. Main St
Lexington, KY 40507

File Number: 0046-25

File ID: 0046-25

Type: Committee Item

Status: Agenda Ready

Version: 1

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/09/2025

File Name: Election of Committee Chair/Selection of Vice Chair

Final Action:

Title: Election of Committee Chair/Selection of Vice Chair

Notes:

Sponsors:

Enactment Date:

Attachments:

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 0046-25

Title
Election of Committee Chair/Selection of Vice Chair



Lexington-Fayette Urban County Government Master

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File Created: 01/09/2025

File Name: Approval of October 15, 2024 Committee Summary

Final Action:

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Notes:

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Attachments: 10.15.24 GGP Summary

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Title

Approval of October 15, 2024 Committee Summary



GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

October 15, 2024

Summary and Motions

Chair Worley called the meeting to order at 1:01 p.m.

Committee members Ellinger, Lynch, LeGris, Sheehan, Plomin, Reynolds, and Vice Mayor Wu were present. Committee member J. Brown was absent. Council members Gray, F. Brown, and Sevigny were present as non-voting members.

I. APPROVAL OF SEPTEMBER 10, 2024 COMMITTEE MEETING SUMMARY

Motion by Ellinger to approve the September 10, 2024, General Government and Planning Committee Summary. Seconded by Baxter. The motion passed without dissent.

II. URBAN GROWTH MASTER PLAN UPDATE

Chris Taylor, Deputy Director of Planning, updated the committee on the Urban Growth Master Plan (UGMP), which is in its third and final phase. Taylor also reviewed public engagement opportunities that were summarized and given to the Planning Commission. A framework was also presented to the Planning Commission at their September 19, 2024 Work Session. Key takeaways from that framework include recommending 17,607 – 26,677 dwelling units, proposing new walkable and sustainable neighborhoods with a mixture of uses and a variety of housing types, adding flexibility to support job creation, identifying greenspaces and civic spaces for future neighborhoods, incorporating a connected and equitable transportation network, and proposing innovative traffic management designs.

The plan's implementation calls for a Blue Sky Activity Center Small Area Plan in 2025, additional zoning regulation changes that will follow the typical zone change process, full integration with the upcoming Complete Streets Manual in 2025, and the development of a comprehensive Infrastructure Funding Program in 2025. Taylor reviewed the remaining public engagement opportunities before the Planning Commission approves the plan on October 31, 2024. A full presentation updating the Council will be made in January. After the Planning Commission approves the UGMP as an element of the 2045 Comprehensive Plan, it will return to the Council.

Shaun Denney, Senior Administrative Officer in Planning, provided information on a fund balance request from the administration for a consultant to assist with developing the Infrastructure Funding Program. The consultant will obtain more detailed cost estimates and help create a project prioritization system, as well as timing and sequencing for build-out. No action was taken on this committee.

III. RURAL SHORT-TERM RENTALS

This item was presented at the last committee meeting and has returned for more discussion and motions regarding short-term rentals in rural areas.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area in section 3-13b to permit, with a conditional use permit, unhosted short-term rentals on parcels 10 acres or less. Seconded by Baxter. The motion passed without dissent.

Motion by Plomin to amend the proposal relating to short-term rentals in the rural service area, Section 3-13(g)(v), to change the spacing requirements from 1 mile to 500 feet for unhosted short-term rentals with a conditional use permit on parcels of 10 acres or less. Seconded by Reynolds. The motion passed without dissent.

Motion by Wu to report out to the full council as a council-initiated Zoning Ordinance Text Amendment to the Planning Commission. Seconded by Plomin. The motion passed without dissent.

Motion by Baxter for an early report out at today's (October 15, 2024) Council Work Session. Seconded by Ellinger. The motion passed without dissent.

IV. LEXINGTON HISTORY MUSEUM

Executive Director Mandy Higgins presented the annual update on the Lexington History Museum. Phase one of their reimagined museum opened on August 26, 2023. Since then, 2,500 visitors from 38 states and 18 foreign countries have visited. A membership program with various benefits now has 50 paid members. Partnerships like Time Travelers, LexArts, VisitLex, and Bites of the Bluegrass bring diversity, increased visitors, and more to the museum.

The History Museum's mission is to tell the stories of Lexington's history. They can do this at their physical location and via a newsletter with more than 2,200 subscribers. Telling stories in the newsletter motivates readers to return to the museum to see updates. Currently, Among Women: 130 Years of the Woman's Club of Central Kentucky is a special exhibit on display until February 2025. Their Lex Talk History podcast allows them to thoroughly discuss events, people, and places that make Lexington unique. Their space also allows for temporary traveling exhibits from partner organizations.

The museum now offers 3 social studies-focused field trips, creating unique resources for school-aged children. The option to bring museum lessons into classrooms also exists. Their LexTalk series offers meaningful and engaging topics and conversations around history. The museum forges partnerships with community leaders through its Partnership Council, which meets at least twice a year. It is also building coalitions with 20 other organizations as part of the History Collective, which meets four times a year and works to share resources and knowledge of Lexington's history.

Their new board will guide the development of their strategic plan, which will be approved in early 2025 for fiscal years 2026 – 2028. An expanded lease agreement with the Thomas Hunt Morgan House allows them to utilize the first floor for exhibit space while using the upper floors for offices and storage. No action was taken on this committee item.

V. LANDLORD AND TENANT ADVISORY GROUPS

This item initially originated from the Tenants on Boards and Commissions presentation, as Councilmember Lynch wanted to incorporate tenants' voices in the city's housing-related decisions. In 2023, Commissioner Lanter and the Office of Housing Advocacy and Community Development began providing opportunities for landlords and tenants to give input on their work. Both groups, which are not formally appointed, have goals to review and advise the office of HACD on its programs and services and to provide data and feedback on issues affecting all types of tenants and housing providers in Lexington. Meeting quarterly, the Commissioner's office staffs the groups with presentations from various divisions/departments. The Landlord Advisory Group first met in May 2023 and has met with ease six times since. The Tenant Advisory Group is more challenging as it faces many barriers that HACD has not been able to overcome. After the group disbanded, HACD increased efforts to recruit new members. The last meeting was on September 11, 2024, with an excellent turnout. They are scheduled to meet again in December. CM Lynch will keep this as an annual update. No action was taken on this committee item.

VI. ITEMS REFERRED TO COMMITTEE

J. Brown will be the new sponsor of the *Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage (A Sense of Place)*. Motion by Reynolds to remove *Examine Ways to Evenly Distribute Social Service Facilities in Neighborhoods*. Seconded by Ellinger. The motion passed without dissent.

Chair Worley adjourned the meeting at 2:03 p.m.



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Master

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File Created: 01/09/2025

File Name: Urban Growth Master Plan Update

Final Action:

Title: Urban Growth Master Plan Update

Notes:

Sponsors:

Enactment Date:

Attachments: UGMP (Fall Update), Urban Growth Master Plan Update

Enactment Number:

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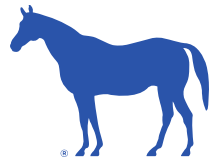
Urban Growth Master Plan Update

URBAN GROWTH MASTER PLAN (FALL UPDATE)

General Government and Planning Committee

10/15/2024

Chris Taylor, Long Range Planning



LEXINGTON



Imagine Lexington 2045 Adopted Goal and Objective

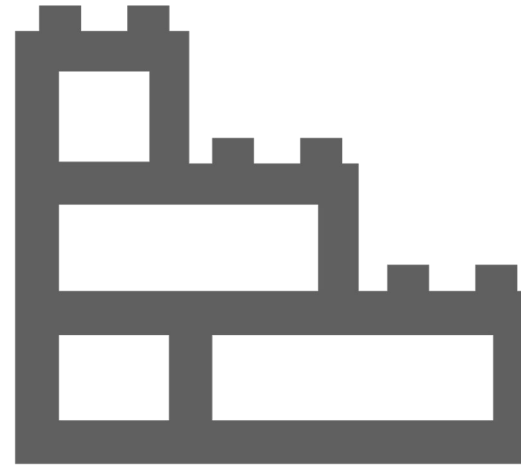
- **GOAL 3:** Through a robust public engagement process, the Urban County Council has identified a critical need for additional acreage inside the Urban Service Area for housing and job creation. The 2045 Comprehensive Plan shall maintain the urban service area concept, but it is also this Plan's responsibility to meet existing needs and plan for future growth to meet the needs of our community through 2045.
- **Objective 3:** By December 1, 2024, adopt a new Expansion Area Master Plan to ensure the above acreage is responsibly developed while balancing the integrity of our agricultural land and the clear need for additional acreage to address Lexington's housing and economic development requirements.

Timeline Parts



Part One: Gather Information & Input

We'll develop guiding principles for the expansion areas based on community input, market data, and an understanding of existing conditions.



Part Two: Build Concepts & Draft Plan

The guiding principles will help us develop concepts for how urban development, transportation, parks, and infrastructure should be built in the areas..

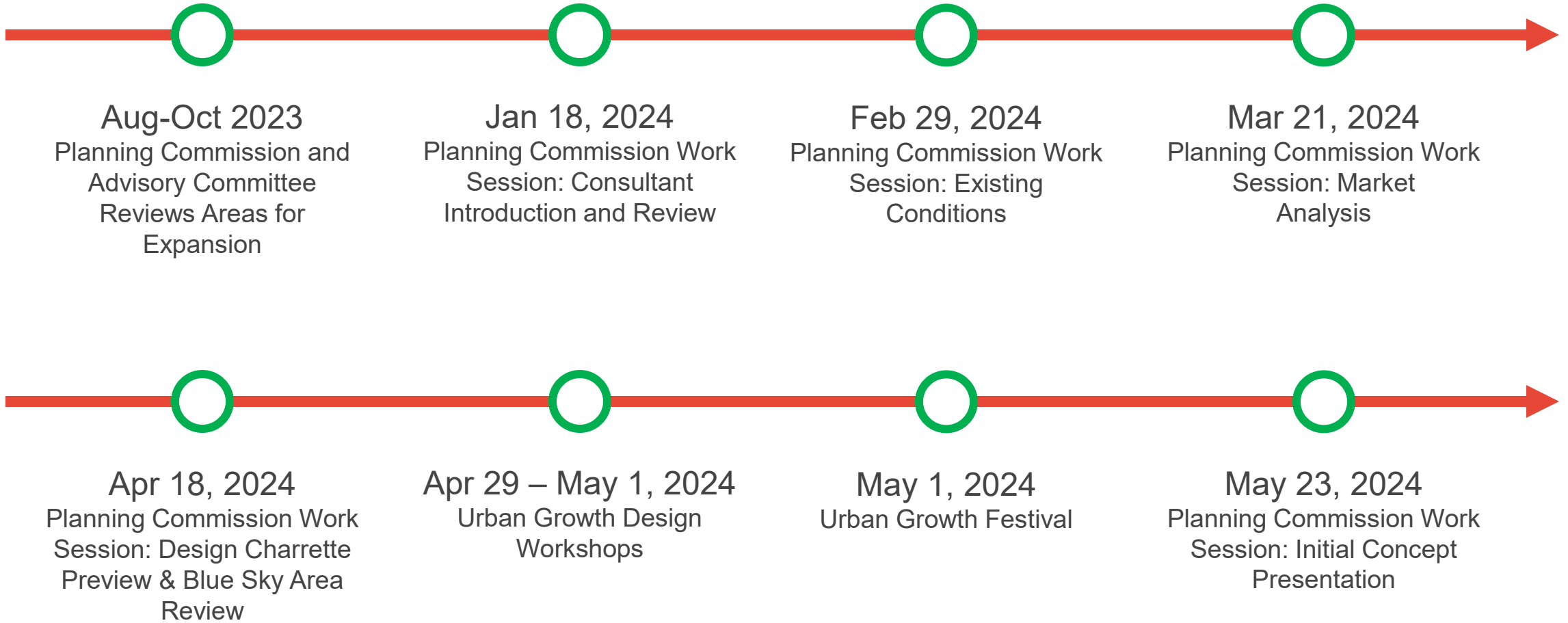
We are here



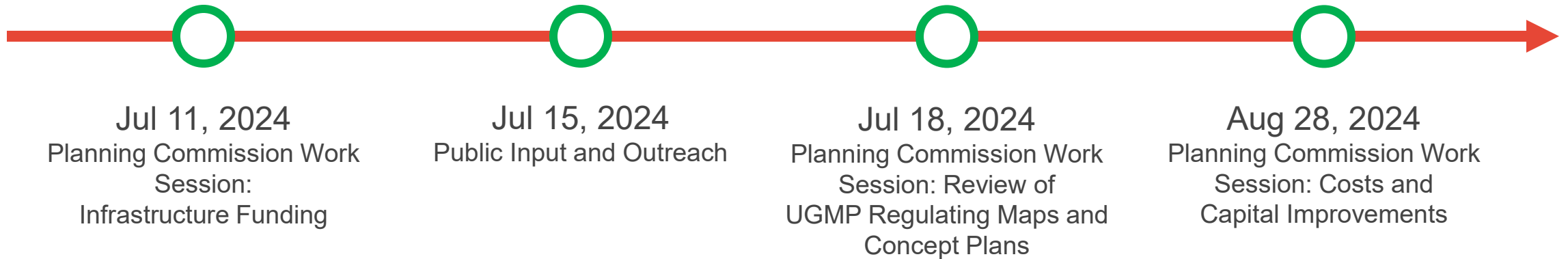
Part Three: Review & Check

We'll gather public feedback on the concepts, make any needed revisions, and then create a detailed plan for how these concepts will be implemented.

Timeline (Cont)



Timeline (Cont)



Key Takeaways:

- Recommends 17,607-26,677 dwelling units
- Proposes new walkable and sustainable neighborhoods with a mixture of uses and variety of housing types.
- Adds flexibility to support job creation
- Identifies greenspaces and civic spaces for future neighborhoods
- Incorporates a connected and equitable transportation network
- Proposes innovative traffic management designs

Implementation steps to follow:

- Blue Sky Activity Center Small Area Plan in 2025
- Additional zoning regulation changes to implement the master plan
- Full integration with the upcoming Complete Streets Manual in 2025
- Development of a comprehensive Infrastructure Funding Program in 2025

Public Engagement opportunities remaining:

- October 17, 2024 – Presentation of Plan & Public Comment, Planning Commission, 1:30 p.m. (200 E Main Street)
 - Provide feedback at imagine@lexingtonky.gov or on urbangrowthlex.com
- October 31, 2024 – Public Hearing and Adoption, 1:30 p.m. (200 E Main Street)

Questions?



LEXINGTON



LEXINGTON URBAN GROWTH MASTER PLAN

Samantha Castro, AICP, LEED ND

01.14.25 LFUCG General Government and Planning Committee



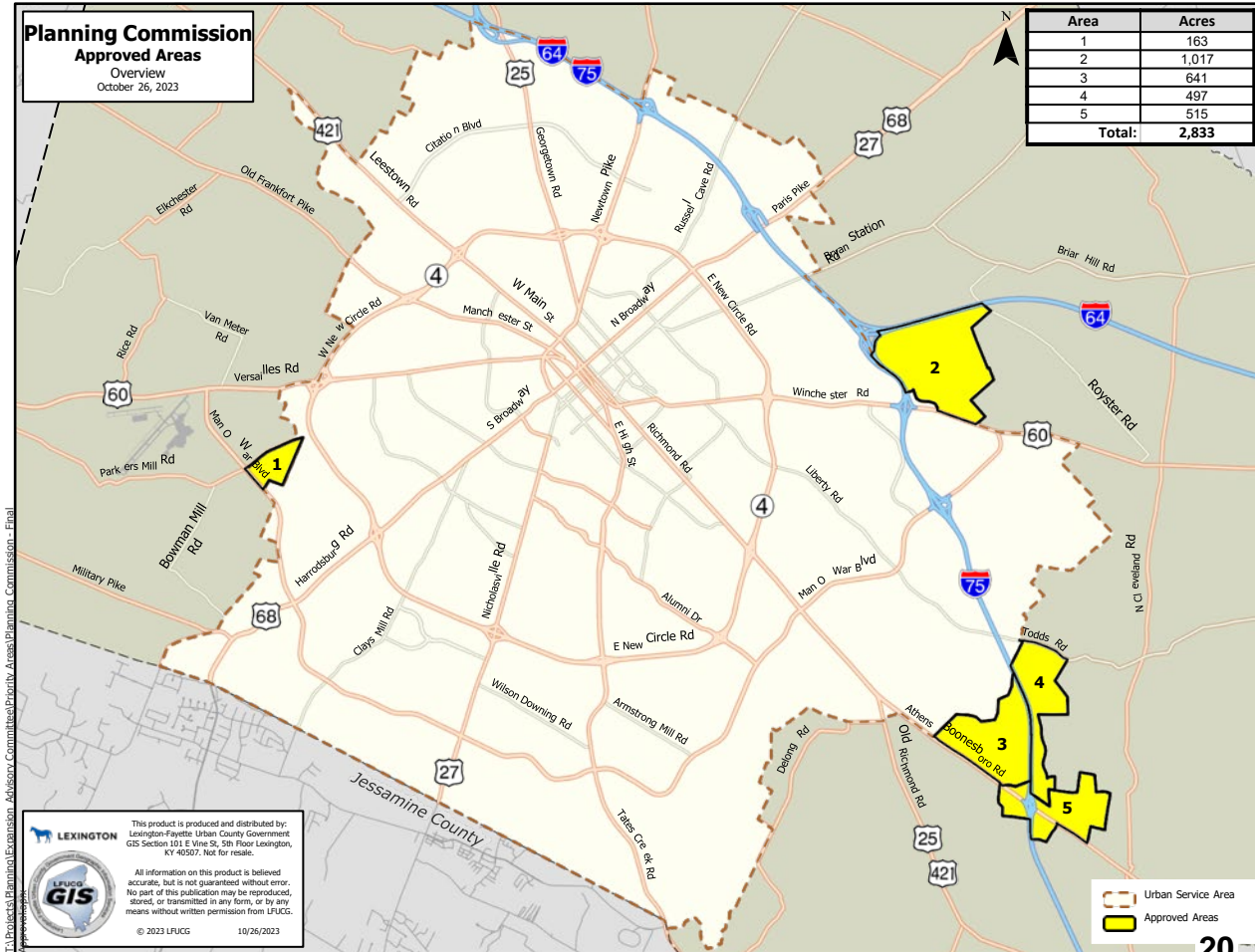
An aerial photograph of a city, likely Raleigh, North Carolina, featuring a prominent blue glass skyscraper in the background. The foreground shows a mix of brick buildings, a multi-lane road with traffic, and a green park area with trees. A large blue semi-transparent rectangle is overlaid on the left side of the image, containing the text '01 Context'.

01

Context

Recommended Areas

- Identified by Planning Commission on 10/26/23
- 2,800+ acres
- 5 approved areas
- Along major corridors
- Potential as 'gateway' moments into the city



T:\Projects\Planning\Examination Advisory Committee\Priority Areas\Planning Commission - Final

LEXINGTON
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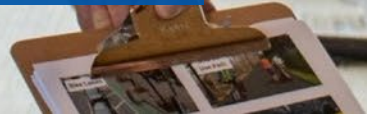
A vision for the next 20 years of growth



02

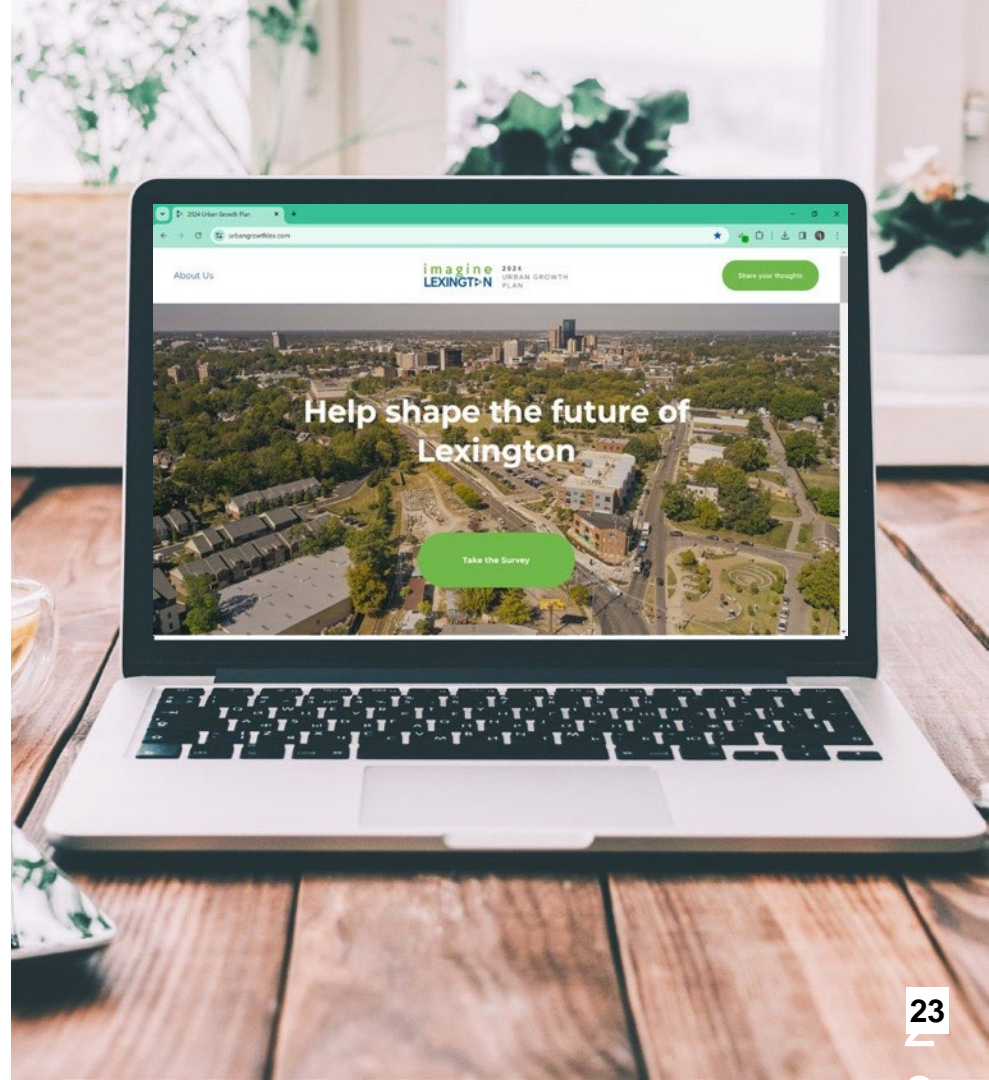
Engagement

© CIVIC



Getting the Word Out

- Project Website
www.urbangrowthlex.com/
- Imagine Lexington distribution materials
- CivicLex newsletter
- Mailings to property owners, adjacent neighbors / neighborhood associations
- Targeted social media ads (Instagram and Facebook)
- Councilmember updates
- By-request meetings
- Developer and property owner discussions



Planned Public Engagement

- **Dec 12, 2023: Public Kick-Off**
- **16 Pop-up engagements**
- **Apr 29-May 1, 2024: Public Design Charrette/Open House**
 - Public presentations, stakeholder meetings, and open studio hours
 - 130+ participants
- **May 1: Urban Growth Fest**
 - 240+ attendees



But then there was more...

- **Councilmember Requests**
 - 3 District-wide meetings for 1 area
- **July 15: Public Open House**
 - 170 attendees
 - Sharing initial design concepts
- **Developer Stakeholders Meetings**
 - Monthly
 - Focus on infrastructure, development standards, and density



A hand-drawn urban planning map on a light-colored background. The map features various colored zones: a large red area at the top right, a blue and white striped area below it, a yellow and orange area in the center, and a pink and white striped area at the bottom right. A prominent red line runs diagonally across the bottom right, labeled 'KINGSTON'. Other annotations include '20 UNITS/Ac' with an arrow pointing to a yellow/orange area, 'MIXED-USE' written vertically, and 'V9' near a purple line. There are also several arrows and dashed lines indicating boundaries and directions. The map is partially obscured by a blue overlay on the left side.

03

Plan Development

Market Analysis

Retail

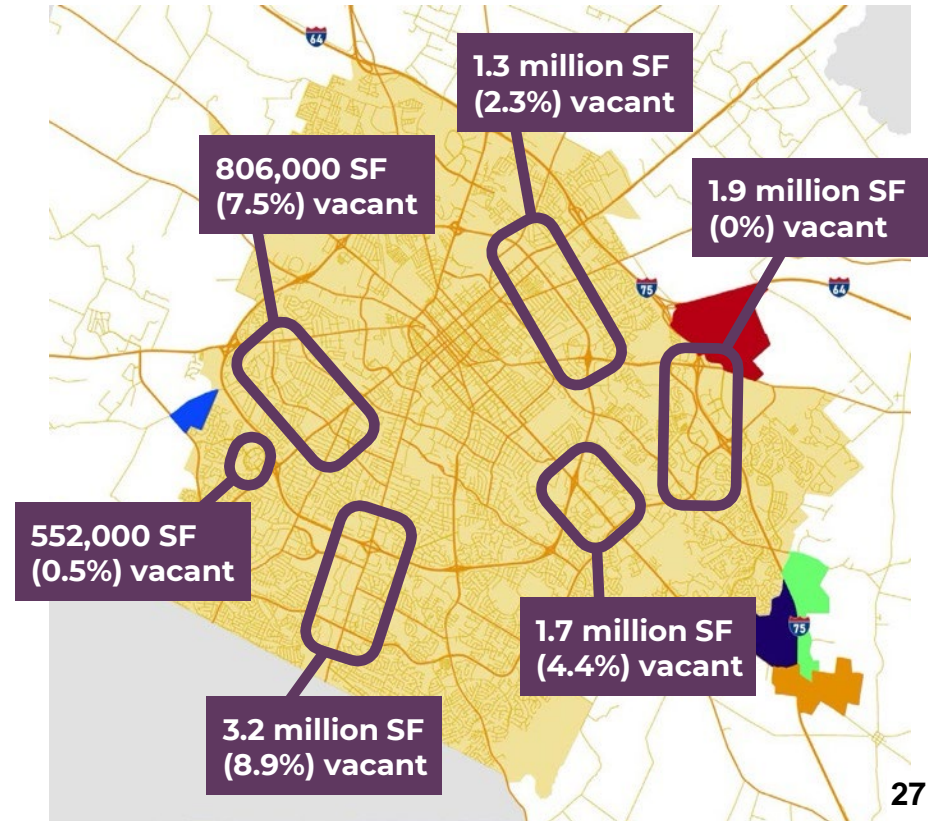
- Lots of newly built / successful retail
- Retail follows rooftops

Office

- Vacancy likely to climb with work- from-home trend
- Move toward mixed-use locations

Industrial

- Regional growth
- Land costs prohibitive



Market Analysis



Residential

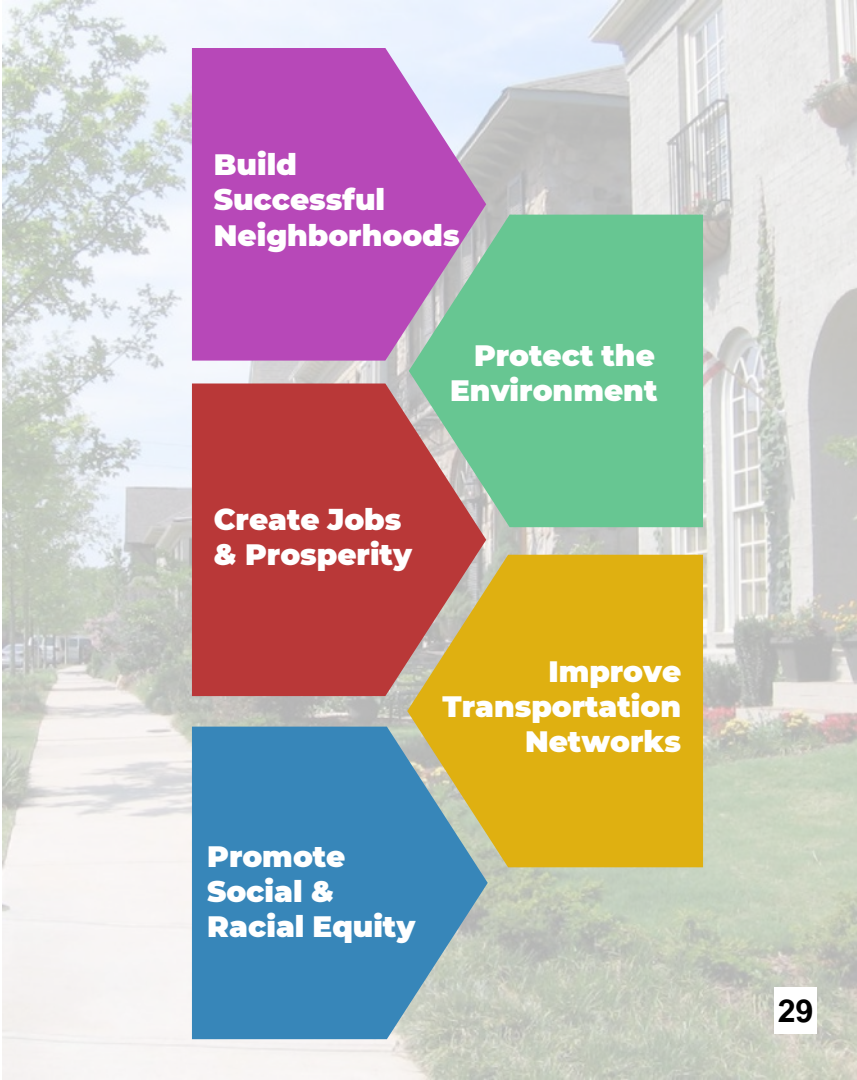
What are people looking for?

- Diverse neighborhoods
- Variety of housing/unit types, sizes and price/rent ranges
- Addressing gaps in the current housing supply
- Attainable housing
- Walkable amenities = Greater density



Principles of Good Design

- Mix of Housing Types 
- Diversity of Uses 
- Gentle Density 
- Connectivity 
- Multimodal Transportation 
- Sustainability 



Build Successful Neighborhoods

Protect the Environment

Create Jobs & Prosperity

Improve Transportation Networks

Promote Social & Racial Equity

MIX OF HOUSING TYPES

What does well-designed **mixed housing** achieve?

- Addresses **different needs** (own vs. rent, singles vs. families)
- Can **promote affordability**
- Provides **visual diversity** / interest



Lexington, KY



Lexington, KY

DIVERSITY OF USES

What does a **mix of uses** and a **diversity of uses** achieve?

- More plentiful amenities/**things to do**
- More market **support for retail**, jobs
- Greater **walkability** and shorter trips
- Greater **sense of discovery** (“random encounters”)



Chapel Hill, NC



GENTLE DENSITY

What does well-designed **gentle density** achieve?

- More connections with neighbors
- **Collective open space**
- A mix of uses (in some cases)
- Greater **support for retail** and other economic drivers
- Greater **support for entertainment**

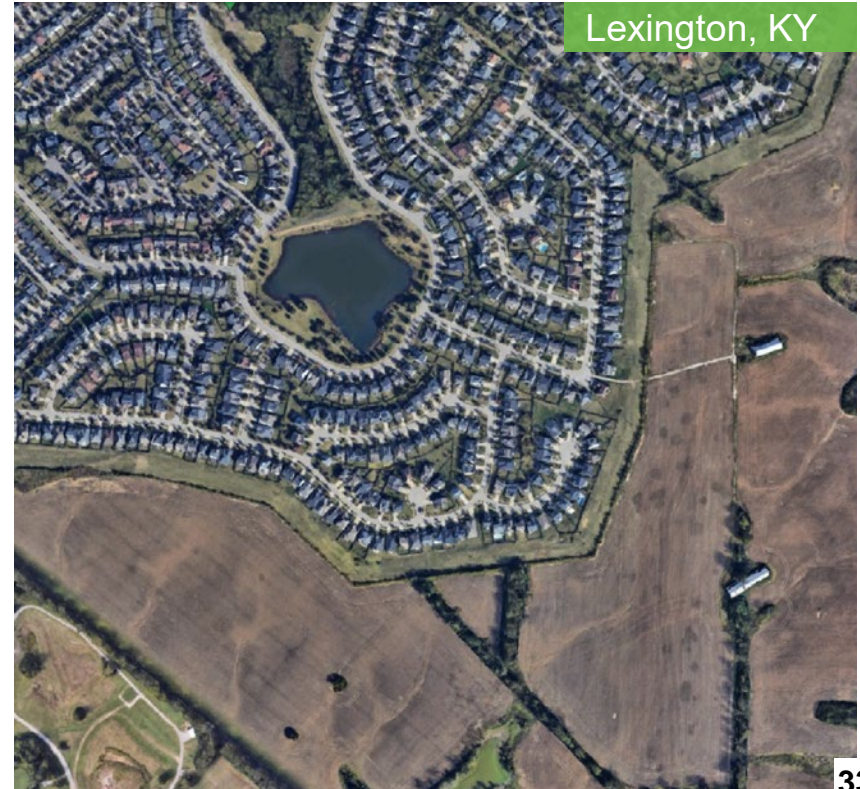




CONNECTIVITY

What does greater **connectivity** achieve?

- **Reduced isolation**
- **Reduced traffic congestion**
- Greater transportation safety
- Greater **flexibility/adaptability** and change over time
- Greater opportunity for **flexible transit service**





MULTIMODAL TRANSPORTATION



What does **multimodal transportation** achieve?

- Provides a transportation network to **serve ALL users**
- Creates a shift in **transportation equity**
- Encourages **active lifestyles** and active transportation opportunities



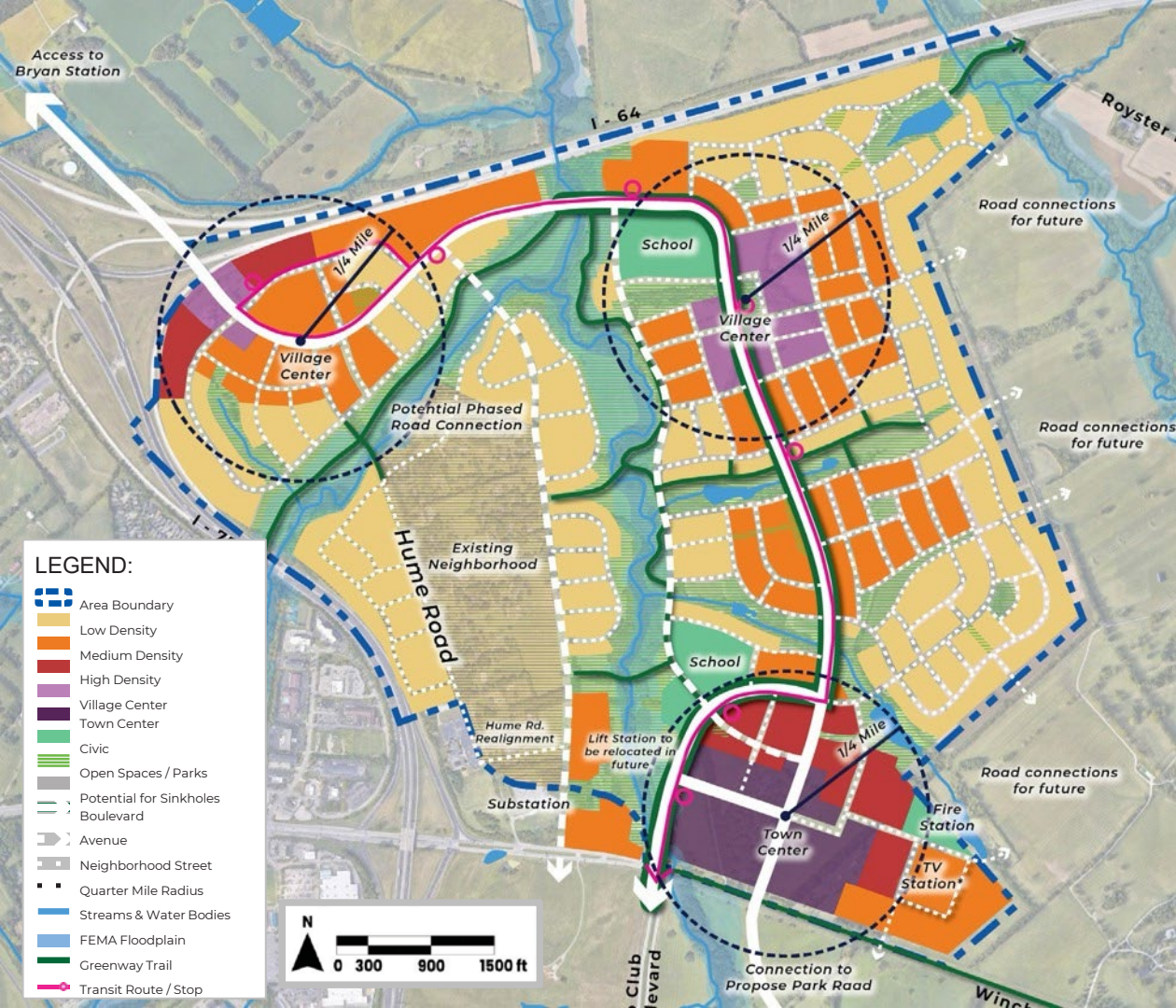


04

Regulating Plans & Regulation Changes

Regulating Plans

- Works to ensure the community's vision
- Aids in review of Development Plans
- Guides zone change decisions for Planning Commission and the Urban County Council

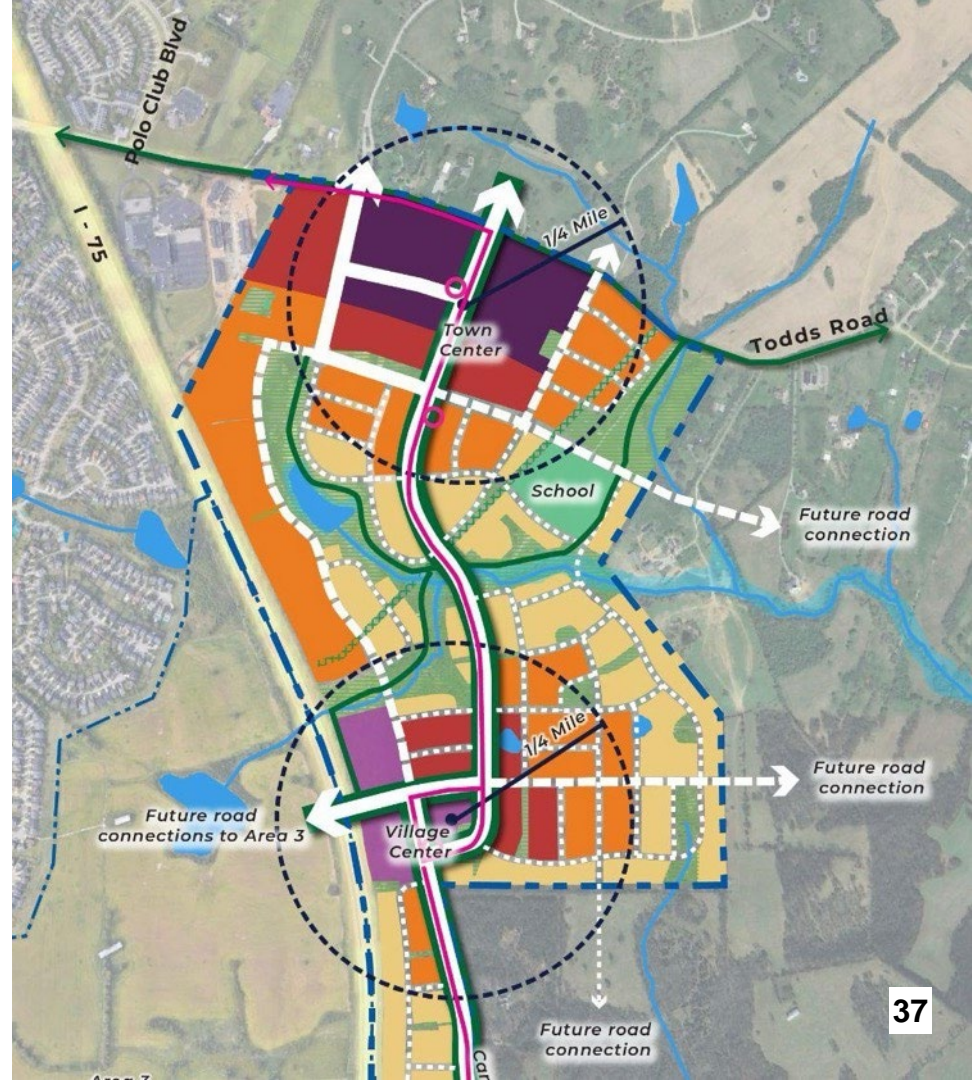


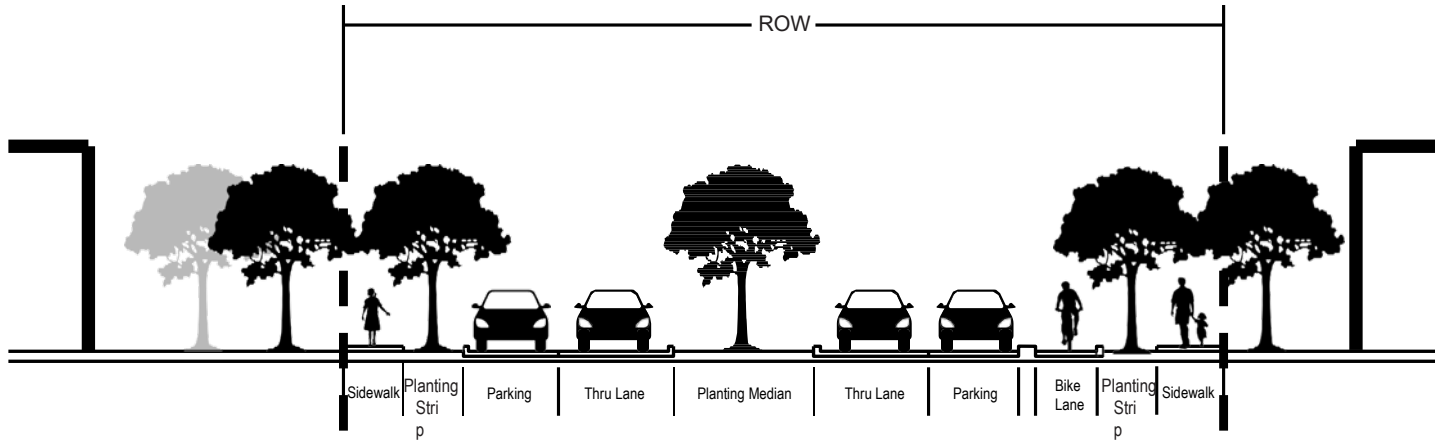
Regulating Plans

Specific Compliance

- Village / town center land uses*
- Boulevard, avenue, path locations*
- Future connections*
- Minimum densities

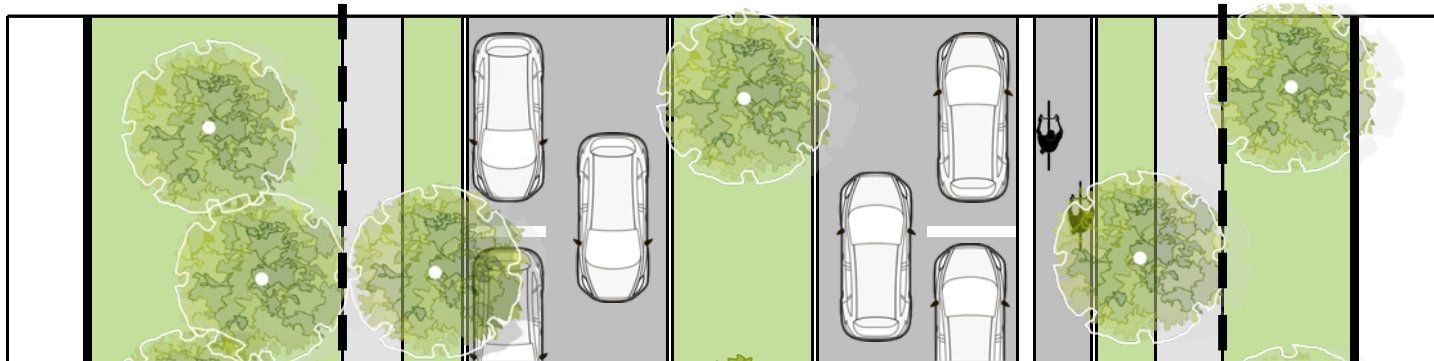
*With flexibility for existing site features and design considerations.





Typical Street Sections

*All sections are subject to compliance with the Complete Street Design Manual





Regulation Changes: Density & Use



Regulation Changes: Open Space



Regulation Changes: Circulation

05

Conclusion

ing Hume Rd
hborhood

Elementary
School

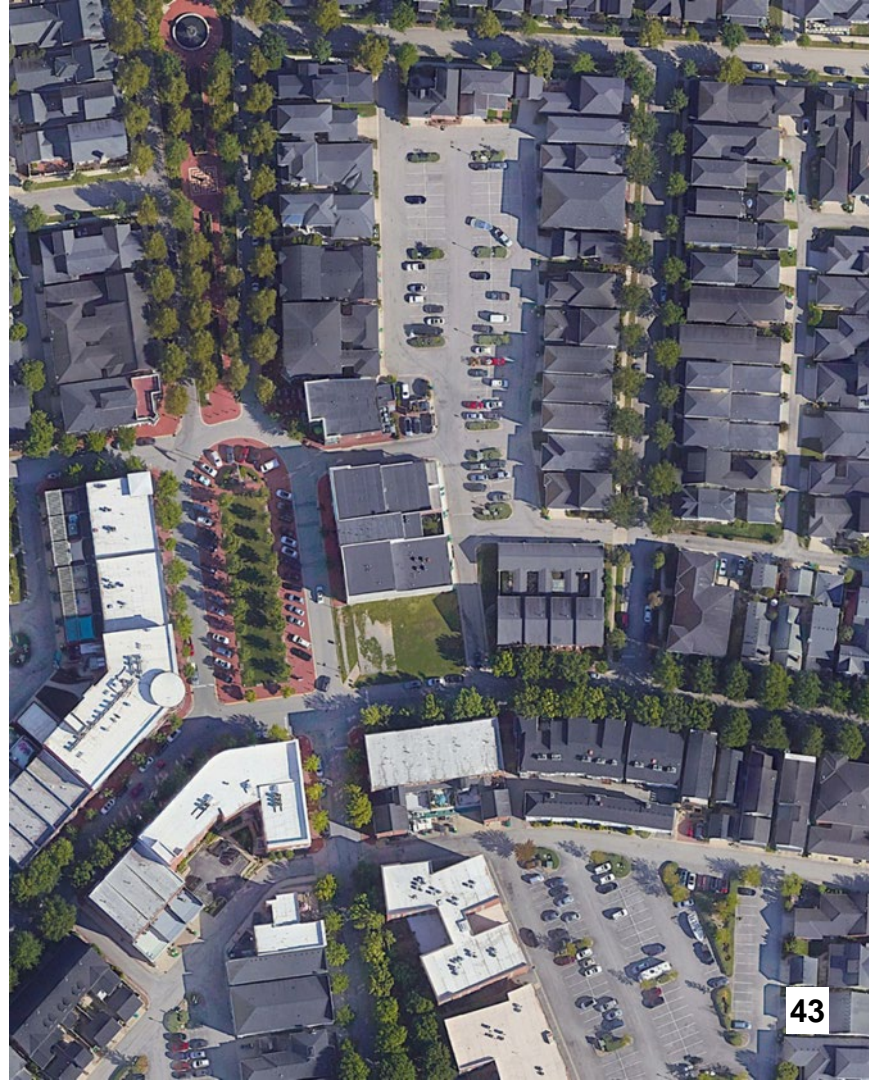
Village Center

1/4 mile
5 min Walk

Temporary Buffer

What Set This Project Apart

- Laying the regulatory groundwork before the project start
- Planning setting standards for minimum density, walkability, and environmental sustainability
- Two-tiered engagement approach - neighborhood and developers
- Tying urban design to regulatory elements



Action Items & Follow-Up

- Complete Streets Design Manual
- Infrastructure Funding Plan
- Parkland Dedication Ordinance
- Zoning Ordinance Text Amendments





DISCUSSION





Infrastructure Funding Plan

Department of Planning and Preservation
For Information Only





Infrastructure Funding Plan (IFP)

- The Urban Growth Master Plan recommends development of an Infrastructure Funding Plan by LFUCG to establish how to fund infrastructure required for the recent Urban Services Area expansion.
- The plan would include estimates and funding recommendations for:
 - Roadways/Trails
 - Sewer
 - Public Safety
 - Parks





IFP Timeline

- In the fall of 2024, Council allocated \$750,000 for a consultant to provide recommendations on the development of an Infrastructure Funding Plan.
- Consultants should:
 - Create a process for project prioritization
 - Recommend preferred funding mechanisms
 - Conduct a methodology report
 - Provide guidance on implementation of an IFP





IFP Timeline



A work group led by Brandi Peacher met through the summer and fall of 2024



RFP was issued in November 2024



RFP closes January 17th



The project is projected to take between 12 and 18 months to complete and includes 3 phases:

- Phase I - Project Identification, Prioritization, and Phasing recommendations
- Phase II – Funding Mechanisms Assessment
- Phase III – Funding Mechanisms Implementation



Infrastructure Funding



BENEFITS OF AN INFRASTRUCTURE FUNDING PLAN (IFP):

Opportunity to establish an innovative infrastructure financing plan that:

- Increases revenue efficiency without raising taxes,
- Improves cash flow,
- Supports policy objectives,
- Pursues economic sustainability,
- Provides accountability, transparency and enhanced service across public infrastructure, and
- Provides need analysis and support for the creation of new or dedicated funding sources.

- Fire & Emergency Services
- Police
- **Public Facilities**
 - Parks
 - Trails & Greenways
 - Community & Senior Centers
- **Housing**

Model IFP Attributes:

1. Clearly Identified Policy Priorities
2. Community Process/Review
3. Projects Prioritized
4. Ongoing Needs Assessments
5. Comprehensive Financing Strategy

INFRASTRUCTURE ELEMENTS OF AN IFP:

• Transportation

- Roads & Highways
- Bridges
- Public Transit
- Sidewalks, Bike Lanes, and Pedestrian Paths

• Utilities

- Stormwater & Detention
- Sanitary Sewer
- Telecommunications

• Public Safety



Sample Organizational structure for long-range IFP planning

Questions?



LEXINGTON





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Attachments: Lexington's Growth ManageTheme E Goal 4 - GGP 1.14.25

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Lexington's Growth Management Program



Lexington's Growth Management Program

**General Government and Planning Committee
Division of Planning
1/14/2025**





Imagine Lexington 2045 – Theme E

Goal 4: Protect Lexington’s invaluable rural resources and inform long-range planning for housing, infrastructure, community facilities and economic development by finalizing on the work of the Sustainable Growth Task Force and the Goal 4 Workgroup to create a data-driven and creating and adopting a new-process, to include robust public input and a public hearing, for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.

Objectives:

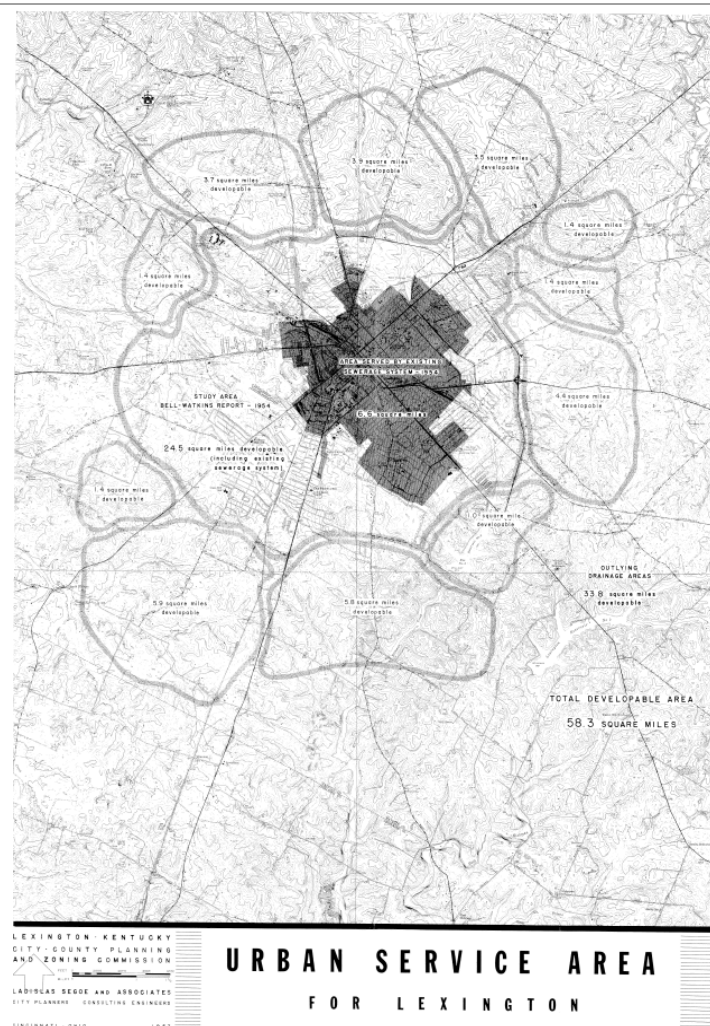
- a. Ensure this process preserves the Urban Service Area concept, even if the boundary of the Urban Service Area is altered.
- b. Create a process that is informed by robust public and stakeholder engagement and is built upon a thorough research-based foundation.
- c. Make certain this new process informs long-range planning for infrastructure, community facilities, and economic development, while protecting Lexington’s invaluable rural resources and continuing to focus on infill, redevelopment and land use efficiency as the continued primary objectives.
- d. Ensure outcomes of this process are fiscally sustainable, equitable, environmentally focused, multimodal, agriculturally supportive, and economically forward.
- e. ***Incorporate Urban County Council input, and adopt the process as an amendment to the elements of the Comprehensive Plan by August 1, 2026 and establish a mechanism to immediately implement the process.***





Previous Attempts

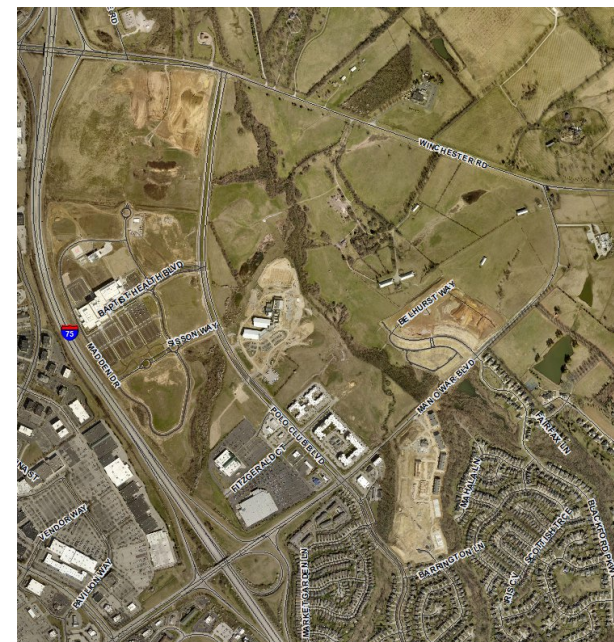
- 1979 Update – Planning Program
- 1996 Expansion Area Master Plan
- 2018 Goals and Objectives
 - *Sustainable Growth Task Force*
 - *Goal 4 Workgroup*
- 2023 Goals and Objectives





Challenges of Previous Approaches

- Projecting development and land use needs further than ability to adequately forecast
- Speculative Growth Locations
 - Hamburg Farm Added to USA in 1973; First Zone Change 1988
 - 73% of the 1996 Expansion has been rezoned
- Population projections without consideration of future policy or market changes



population. Assuming that this is a desirable ratio, the 1973 urban service area should be expanded to 116.4 square miles in order to accommodate a population of 328,000 projected for the year 2000.

Current Urban Service Area: 89.86 sq miles

Population of Lexington: 321,122





Challenges of Previous Approaches

- Lexington's growth policies will continue to be an important issue to the community
- Currently dominates the Comprehensive Planning process
- Simultaneously addressing Comprehensive Planning and Growth/Preservation efforts has been a disservice to both.



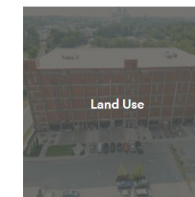
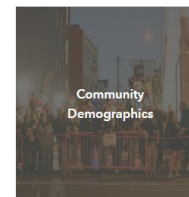


Sustainable Growth Task Force (2020)

- Developed Baseline Data
- Established Protocol for Reporting Ongoing Development Trends
 - Initial Data Analyzed Through 2020 Report
 - Follow-Up Report Through 2022 Report
 - Planning Staff Finalizing 2024 Report Currently
- Creation of ***Imagine Lexington Data Research Center*** to Report and Publish Ongoing Development Trends



Explore the data

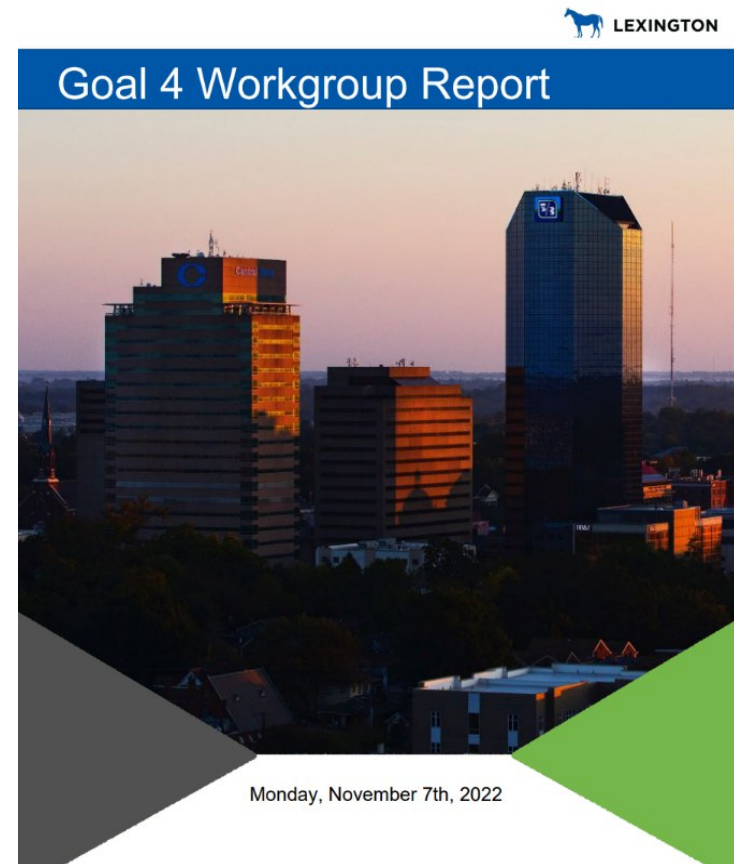




Goal 4 Work Group (2022)

Proposed Process

- Setting the Stage
 - Areas for Permanent Preservation
 - Areas for Future Urban Growth
- Identify Need
 - Ongoing Baseline Data Update
 - Periodic Analysis of Data Trends
 - Development of multiple growth scenarios
 - Decision regarding expansion
- Meeting the Need
 - Call for Master Plans
 - Evaluate Proposals
 - Public Review Process
 - Approval/Adoption Process



Questions?



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File Name: House Bill 443

Final Action:

Title: House Bill 443

Notes:

Sponsors:

Enactment Date:

Attachments: HB 443 Information and Implementation

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 0047-25

Title
House Bill 443



HOUSE BILL 443

*General Government and Planning Committee
January 14, 2025*





Introduction to HB 443

- Introduced in February 2024 and enacted April 4, 2024
- Summary: Creates a new section of KRS Chapter 100 to require that local laws dealing with subdivision plats and development plans be set out by objective standards and applied ministerially, and to set out conditions for application of discretion.
- Effective: July 1, 2025





New Section of KRS 100

- KRS 100 is state enabling legislation for planning and zoning in the Commonwealth of Kentucky
- SECTION 1. A NEW SECTION OF KRS CHAPTER 100 IS CREATED TO READ AS FOLLOWS:
 - (1) Except as provided in subsection (2) of this section, the ordinances, rules, and regulations adopted pursuant to this chapter governing subdivision plats and development plans shall be in the form of **objective standards** that shall be **applied ministerially**.
 - (2) Ordinances, rules, and regulations governing development plans may allow for **discretion** to be applied by the approving authority in circumstances where:
 - a) An applicant seeks a deviation from the established objective standards; or
 - b) The approving authority determines, based on substantial evidence, that a strict ministerial application of the established objective standards would pose a specific threat to public health, safety, or welfare in the affected area.
- SECTION 2. This Act takes effect on July 1, 2025.





Key Terms

- **Objective standards**
 - Measurable, specific, unbiased, equitable
- **Applied ministerially**
 - An administrative act carried out in a prescribed manner not allowing for personal discretion
- Set out conditions for application of **discretion**
 - Establish parameters for when the Planning Commission would utilize discretion
 - Similar to a waiver of the Land Subdivision Regulations





Example

- **Sec. 12-8. - Minimum design standards.**

The following minimum standards shall be met in the design of a planned commercial center:

Transit Facilities.

- 1) For all commercial centers located along a transit route, a transit shelter and seating shall be required and indicated clearly on the development plan **to the approval of the local transit authority. Adequate pedestrian facilities to serve the required transit infrastructure**, both along the right-of-way and internal to the site, shall be to the approval of the Metropolitan Planning Organization (MPO). **It will be strongly encouraged that the development plan afford appropriate facilities and accommodations for additional ridesharing services.**
- 2) No zoning compliance permits shall be issued for the commercial center until all approved transit infrastructure is constructed in accordance with the approved final development plan.

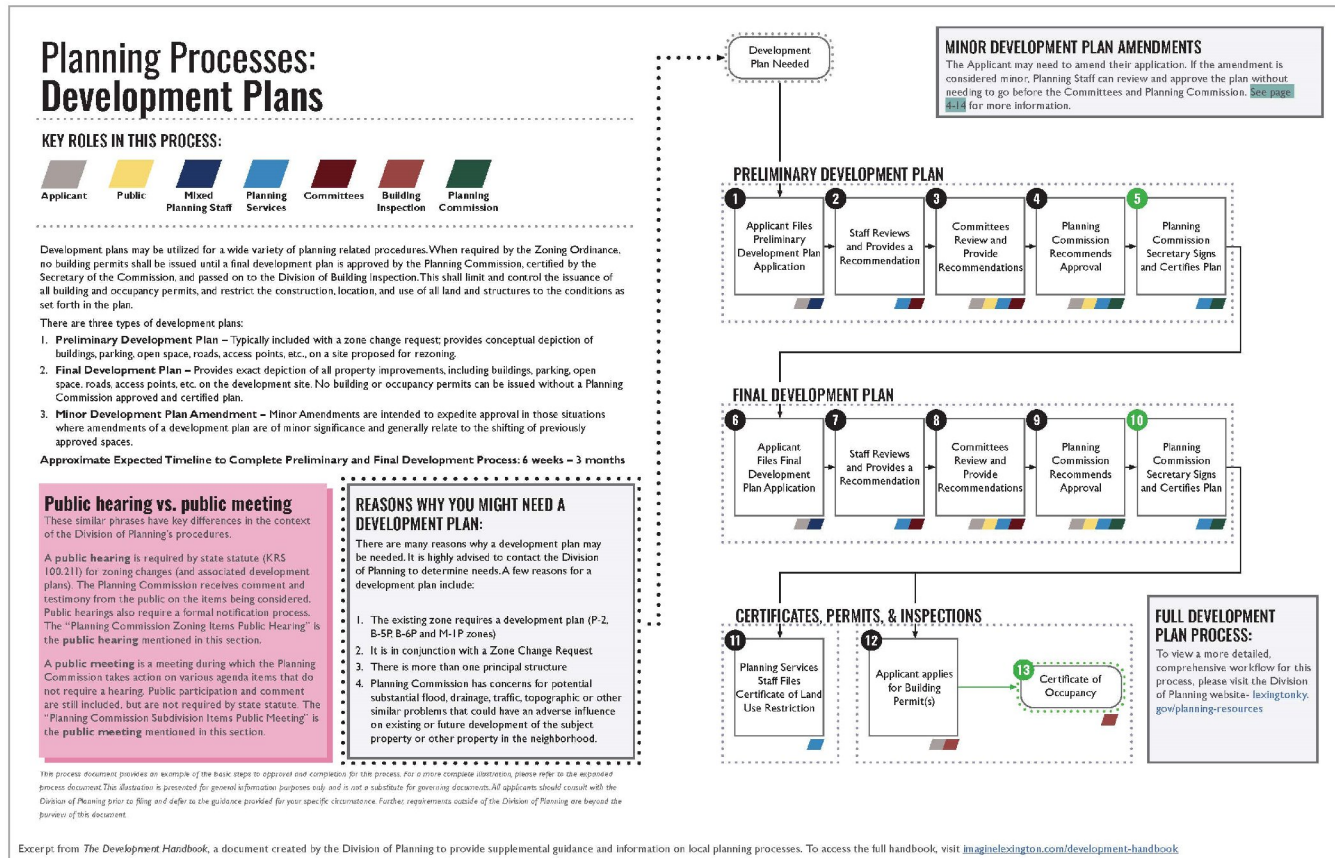


Facilities to serve the community, especially those utilizing transit are recommended by the Comprehensive Plan and Metropolitan Transportation Plan, but the Zoning Ordinance is not specific about where the transit stop needs to be located and defers to LexTran or the MPO for approval.

Phrases like “strongly encouraged” are not enforceable and “adequate facilities” is not an objective standard.



Current Development Plan Process

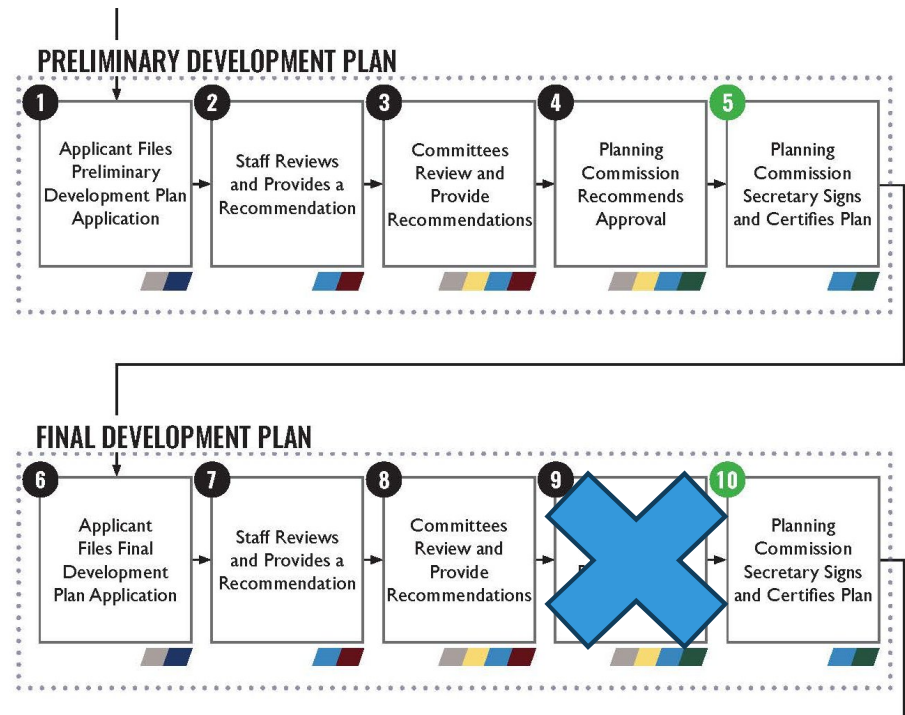




Anticipated Change to the Development Plan Process

- Preliminary DP with a Zone Change
 - No change to the process, zone change requests are discretionary

- Final DP
 - No change to Application, Staff Review and Technical Review Committee steps
 - Planning Commission Review is necessary only for a waiver or deviation of the standards, OR pose a specific threat to public health, safety, or welfare in the affected area





Completed Tasks and Next Steps

- Met with division representatives to discuss updates to established regulations to address HB 443
 - Expect updates to the Zoning Ordinance, Land Subdivision Regulations, Manuals and adopted Guidelines
- Met with development stakeholders to review legislation
- Internal meetings with division representatives and draft changes
- Follow-up with development stakeholders
- Initiation of Zoning Ordinance Text Amendment (ZOTA) and Subdivision Regulation Amendment (SRA)



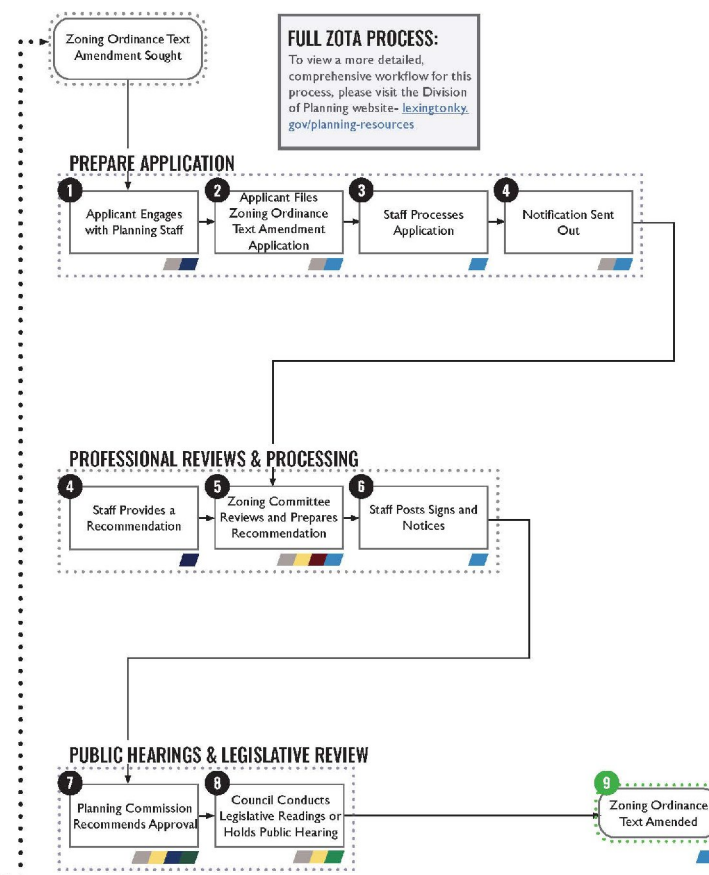


Text Amendment Timing

1. Initiation of Text Amendment – January 2025
2. Notice Mailing to Registered Neighborhood Associations – February 2025
3. Zoning Committee Meeting – March 2025
4. Planning Commission Public Hearing – March 2025
5. Final Reports to Council – April 2025
6. Council Action – May and June 2025
 - Refer to Committee for further Discussion OR Readings of Ordinance



July 2025 deadline



This process document provides an example of the basic steps to approval and completion for this process. For a more complete illustration please refer to the expanded process document. This illustration is presented for general information purposes only and is not a substitute for governing documents. All applicants should consult with the Division of Planning prior to filing and defer to the guidance provided for year specific circumstance. Further requirements outside of the Division of Planning are beyond the purview of this document.

Questions?



LEXINGTON





Lexington-Fayette Urban County Government

Master

200 E. Main St
Lexington, KY 40507

File Number: 0044-25

File ID: 0044-25

Type: Committee Item

Status: Agenda Ready

Version: 1

Contract #:

In Control: General
Government and
Planning
Committee

File Created: 01/09/2025

File Name: Annual Review of Items in Committee

Final Action:

Title: Annual Review of Items in Committee

Notes:

Sponsors:

Enactment Date:

Attachments: GGP 2025 Review of Items in Committee

Enactment Number:

Deed #:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 0044-25

Title
Annual Review of Items in Committee

2025 Review of Items in Committee

Review of Short-Term Rentals

File ID: <u>0864-24</u>	Current Sponsor: J. Brown	Referral Date: June 11, 2019	Last Presentation: August 29, 2024
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This item established [short-term rentals](#) as a legal use and defined a process for approval and enforcement. Amendments to the Code of Ordinances included definitions, the process of obtaining a special fee license, special fee license enforcement, transient room taxes, occupational license fees, the creation of short-term rental “duties of the licensee,” and the establishment of licensee requirements for online advertising. The most recent changes from the [Planning Commission](#) to the full Council were approved in December 2024. **This item may move to annual/periodic updates.**

Short-Term Rentals in Rural/Agricultural Zones

File ID: <u>0901-24</u>	Current Sponsor: J. Brown	Referral Date: June 11, 2019	Last Presentation: October 15, 2024
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The Council requested that the [Rural Land Management Board](#) propose regulations for short-term rentals in rural areas, specifically in Agricultural Zones. The committee reviewed those recommendations on May 7, September 10, and October 15, 2024. During the October 2024 meeting, the committee voted to move these to the full Council and the Planning Commission. The ZOTA will return to the full Council on January 14 for action.

Review of Recommendations for Ensuring the Continuous Operations for Shared Use Paths

File ID: <u>0074-22</u>	Current Sponsor: C. Ellinger	Referral Date: August 10, 2021	Last Presentation: January 18, 2022
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In January 2022, Scott Thompson, a Bicycle and pedestrian Planner with the [Lexington Area MPO](#), presented the importance of transportation systems, such as travel lanes, bike lanes, sidewalks, and shared-use paths, for people of all ages in every part of our community. Access is maintained to ensure reliability during new construction, redesigns, roadway improvements, and operations maintenance. No further action on this item is planned at this time. **This item may be removed.**

Assessment and Historic Preservation of Lexington’s African American Hamlets (A Sense of Place)

File ID: <u>0902-24</u>	Current Sponsor: J. Brown	Referral Date: April 26, 2022	Last Presentation: September 10, 2024
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First heard in December 2022, the Assessment and Historic Preservation of Lexington’s African American Hamlets (now known as [A Sense of Place](#)) has grown tremendously. In September 2024, Tiffany Brown, Equity and Implementation Officer in the Mayor’s Administration, presented on that growth and its goals moving forward. CM Brown is the new sponsor. **This item will remain in committee for updates.**

Examine Opportunities to Relocate Programming and Initiatives from the Mayor’s Office to Other Relevant Divisions within LFUCG

File ID: N/A	Current Sponsor: L. Sheehan	Referral Date: May 31, 2022	Last Presentation: N/A
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The General Government & Social Services budget link referred this item to the committee during the FY23 budget process with the intent to evaluate why programs in the Mayor’s office are increasing, if this practice is sustainable, and if there are better places in government for some of these programs to reside. **This item is under review.**

Charter Review

File ID: N/A	Current Sponsor: L. Sheehan	Referral Date: November 1, 2022	Last Presentation: N/A
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The [2021 Redistricting](#) Work Group recommended this item to the committee for a comprehensive review of the [LFUCG Charter](#). Work on this item started in 2023 and will continue into 2025. **A presentation is tentatively scheduled for Spring 2025.**

Acquire Investor Owned or Other Properties

File ID: N/A	Former Sponsor: P. Worley	Referral Date: November 3, 2022	Last Presentation: N/A
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[Housing Advocacy and Community Development](#) staff who previously worked on this item are no longer with LFUCG, which has resulted in a review of this item with the commissioner. **This item needs a new sponsor.**

Disparity Study

File ID: 0405-24	Current Sponsor: C. Ellinger	Referral Date: November 15, 2022	Last Presentation: April 16, 2024
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Sherita Miller, [Minority Business](#) Enterprise Liaison, presented the [study](#), which reviewed business participation, availability, and disparities; analyzed marketplace conditions; collected qualitative and anecdotal information; provided policy and program recommendations; and provided legal compliance guidance. **This item may be presented at a future [Budget, Finance & Economic Development Committee](#) meeting.**

Boards and Commissions Comprehensive Review

File ID: 0804-23	Current Sponsor: S. Lynch	Referral Date: January, 24, 2023	Last Presentation: August 15, 2023
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This item originated from the August 2023 [Tenants on Boards and Commissions presentation](#). The 2025 presentation will comprehensively review our boards and commissions, focusing on Council involvement, the appointment process, equality, and representation. **A presentation is tentatively scheduled for Spring 2025.**

Planning and Development Study: Recommendation #8 Tighten Certification to Lock in Requirements

File ID: N/A	Current Sponsor: J. Reynolds	Referral Date: June 27, 2023	Last Presentation: N/A
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This item comes from the June 2023 [Planning and Development Approval Process Study presentation at Work Session](#). After zone change applications receive formal approval, the process of finalizing the details is called Certification. During that process, Planning staff can increase requirements relative to the approval (wider sidewalks, etc.). The only alternative is for the Applicant to return to the approving body. As now conducted, Certification can add time, increase costs, and decrease the predictability of approvals. The study listed several potential solutions to this recommendation. **This item is in progress with Planning.**

Planning and Development Study: Recommendation #10 Establish a Development Liaison Position

File ID: N/A	Current Sponsor: J. Reynolds	Referral Date: June 27, 2023	Last Presentation: N/A
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This item comes from the June 2023 [Planning and Development Approval Process Study presentation at Work Session](#). Establishing a “Development Liaison” position would help applicants navigate the approval process, making it less time-consuming and less costly for both the Applicant and the LFUCG. The study listed several potential solutions to this recommendation. **This item is in progress with Planning.**

Electronic Billboards

File ID: 0863-24	Former Sponsor: P. Worley	Referral Date: June 1, 2018	Last Presentation: August 29, 2024
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Updated state regulations on digital billboards were reviewed. Currently, there are no provisions for digital billboards in Lexington. Key issues are the brightness of signs, message hold times (transition method and duration), size, and locations. Proposed sign regulations to Article 17 were presented to the committee. The council initiated a Zoning Ordinance Text Amendment (ZOTA) and advanced the ZOTA to the Planning Commission. The ordinance will return to the full Council on Tuesday, January 14 for action. **This item needs a new sponsor.**

Homelessness Need Assessment RFP

File ID: 0863-24	Former Sponsor: P. Worley	Referral Date: October 31, 2023	Last Presentation: February 13, 2024
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This item resulted from the fund balance discussion in the fall of 2023. It is an RFP that analyzes Lexington's housing and homelessness needs. **A presentation is tentatively scheduled for Summer 2025. This item needs a new sponsor.**

Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education

File ID: N/A	Current Sponsor: D. Wu	Referral Date: January 16, 2024	Last Presentation: N/A
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Surrounding the momentum of the Undesign the Redline campaign, VM Wu placed this item into committee to review Lexington's planning history. **A report-out presentation may be given in the Spring.**

Office/Residential Conversions

File ID: N/A	Current Sponsor: D. Wu	Referral Date: January 16, 2024	Last Presentation: N/A
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Through his research, VM Wu learned that there are not enough office/residential vacancies to warrant proceeding with this item. **This item may be removed.**

Two-Way Street Conversions

File ID: N/A	Current Sponsor: D. Wu	Referral Date: January 16, 2024	Last Presentation: N/A
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To avoid duplicate work, we are waiting to complete the Downtown Master Plan and/or Traffic Task Force, which may encompass this item. **This item may be removed.**

Bring Back the Bluegrass

File ID: <u>0903-24</u>	Current Sponsor: D. Gray	Referral Date: October 31, 2023	Last Presentation: September 10, 2024
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Deputy Director Chris Cooperrider presented on Parks and Recreation's naturalization efforts in some of our parks. In response to the 2018 Master Plan Survey, naturalization efforts began in March 2020 as "Bring Back the Bluegrass." The #1 request in that plan was more hiking and walking trails, which they implemented through grass-mown trails. Cooperrider reviewed the program's resulting benefits, improvements, and future plans. This item was asked to be kept in committee. **An update from Parks may be requested for Fall 2025.**

Absentee Landlords

File ID: N/A	Current Sponsor: D. Gray	Referral Date: August 20, 2024	Last Presentation: N/A
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This item was referred to the committee during the August 20, 2024 Work Session. **This item is in progress.**

Solar Energy Systems Zoning Ordinance

File ID: N/A	Former Sponsor: P. Worley	Referral Date: October 24, 2024	Last Presentation: N/A
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This item was referred to the committee after removing it from the October 24, 2024, Council Meeting docket. PLN-ZOTA-24-00003: Solar Energy Systems – a text amendment to the Zoning Ordinance to facilitate the siting, development, construction, installation, and decommissioning of solar energy systems in Lexington. **This item needs a new sponsor.**

Efficiencies in our Development Processes and Compliance with HB 443 (KRS 100.275)

File ID: 0047-25	Former Sponsor: P. Worley	Referral Date: December 3, 2024	Last Presentation: N/A
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This item was placed in committee to allow Planning to showcase their work on processes concerning the changes made at the state level. **This item needs a new sponsor.**

Annual/Periodic Update

Lexington Global Engagement Center (Global Lex)

File ID: <u>0058-24</u>	Current Sponsor: J. Reynolds	Referral Date: January 2015	Last Presentation: January 16, 2024
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This item is in committee to receive periodic updates; it became an annual item starting in 2019. The last update, in January 2024, provided information on the city's international center and the services its staff provides LFUCG and the public. With the retirement of its Program Director, its annual update will be delayed. **The next presentation is tentatively scheduled for Spring 2025.**

Annual Status Report on Purchase of Development Rights (PDR) Easement Acquisitions

File ID: <u>0402-24</u>	Current Sponsor: Committee Chair/Ordinance	Referral Date: N/A	Last Presentation: April 16, 2024
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This presentation is a requirement under Chapter 26 of our Code of Ordinances. The April 2024 update included a review of the application process, farm closings, pending easements, and withdrawals from the program. **The next presentation is tentatively scheduled for Summer 2025.**

Division and Program Review

File ID: <u>0402-24</u>	Current Sponsor: Committee Chair	Referral Date: September 28, 2021	Last Presentation: November 15, 2022
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The Division and Program Reviews for Lex TV and Lex Call were shared on November 15, 2022, for information only. Subsequent divisions and/or program reviews were not selected by the 2023–2024 General Government and Planning Committee. **This item is under review.**

Lexington History Museum

File ID: <u>1043-24</u>	Former Sponsor: K. Plomin	Referral Date: March 21, 2017	Last Presentation: October 15, 2024
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The October 2024 presentation shared their new corporate sponsorship and donor recognition programs and how LFUCG's contributions made it possible to have a new museum location at the Thomas Hunt Morgan House. They are working on consolidating its collections in storage. LexHistory has started the Lexington History Collective, an initiative to connect diverse and inclusive groups that collect, preserve, and exhibit unique aspects of Lexington's history. **The next presentation is tentatively scheduled for Fall or Winter 2025. This item needs a new sponsor.**

Landlord and Tenant Advisory Boards

File ID: <u>1044-24</u>	Current Sponsor: S. Lynch	Referral Date: June 11, 2024	Last Presentation: October 15, 2024
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Following requests from KY Tenants for more tenant representation on boards and commissions, Commissioner Lanter's office began providing opportunities for both groups to share information and have input on the work of Housing Advocacy & Community Development. This item provides an update on both advisory boards. This became an annual item in October 2024. **The next presentation is tentatively scheduled for Fall or Winter 2025.**

Subcommittee, Work Group, Task Force

Public Input Subcommittee

File ID: <u>0605-24</u>	Current Sponsor: H. LeGris	Referral Date: January 17, 2023	Last Presentation: June 11, 2024
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The purpose of this working group is to review, update, and improve the public input process for the Urban County Council, making it easier for residents to access information and engage with the Council. The group is reviewing and modernizing the current public input process for meetings of the Urban County Council. They also reviewed and updated the resident guidelines and expectations for in-person public comment. The following steps of this group include creating a marketing/education plan and providing periodic updates to the GGP Committee at key points in the process. The subcommittee continues to meet. The next meeting is February 20, 2025.

ITEMS REFERRED TO THE GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE

Referral Item	Current Sponsor	Date Referred	Last Presentation	Status	Legistar File ID
Review of Short-Term Rentals	J. Brown	June 11, 2019	August 29, 2024	Returned to full Council. Changes passed on 12/5/24. Item can move to periodic/annual updates.	0864-24
Rural Short-Term Rentals	J. Brown	June 11, 2019	October 15, 2024	Returning to full Council on 1/14/25 for action.	0901-24
Recommendations for Ensuring the Continuous Operations for Shared Use Paths, Sidewalks, and Bike Lanes	C. Ellinger	August 10, 2021	January 18, 2022	Item may be removed.	0074-22
Assessment of Lexington's African American Hamlets and Historic Preservation of Their Heritage	J. Brown	April 26, 2022	September 10, 2024	J. Brown is new sponsor. Item will stay in committee for updates.	0902-24
Examine opportunities to relocate programming and initiatives from the Mayor's Office to other relevant Divisions within LFUCG.	L. Sheehan	May 31, 2022	N/A	Item in review.	
Charter Review	L. Sheehan	November 1, 2022	N/A	Summer 2025	
Acquire investor owned or other properties	New sponsor needed	November 3, 2022	N/A	Item in review.	
Disparity Study	C. Ellinger	November 15, 2022	April 16, 2024	Presentation may occur in the BFED Committee.	0405-24
Boards and Commissions Comprehensive Review	S. Lynch	January 24, 2023	August 15, 2023	Spring 2025	0804-23
Planning and Development Approval Process Study: Recommendation #8 Tighten Certification to Lock in Requirements	J. Reynolds	June 27, 2023	N/A	Item in progress.	
Planning and Development Approval Process Study: Recommendation #10 Establish a Development Liaison Position	J. Reynolds	June 27, 2023	N/A	Item in progress.	
Electronic Billboards	New sponsor needed	June 1, 2018	August 29, 2024	Returning to full Council on 1/14/25 for action.	0863-24
Homelessness Need Assessment RFP	New sponsor needed	October 31, 2023	February 13, 2024	Spring 2025	0168-24
Comprehensive Plan Theme A: Equity Policies 1 & 2 Continuing Education	D Wu	January 16, 2024	N/A	Spring or Summer 2025 report out.	
Office/Residential Conversions	D. Wu	January 16, 2024	N/A	Item may be removed.	
Two-way Street Conversions	D. Wu	January 16, 2024	N/A	Item may be removed.	
Bring Back the Bluegrass	D. Gray	January 16, 2024	September 10, 2024	Update may be presented in Fall 2025.	0903-24
Absentee Landlords	D. Gray	August 20, 2024	N/A	Item in progress.	
Solar Energy Systems Zoning Ordinance	New sponsor needed	October 22, 2024	N/A	Returned to full Council and placed into committee.	
Efficiencies in our Development Processes and Compliance with HB 443 (KRS 100.275)	New sponsor needed	December 3, 2024	January 14, 2025		0047-25
Annual/Periodic Updates					
Lexington Global Engagement Center (Global Lex)	J. Reynolds	January 2015	January 16, 2024	Spring or Summer 2025	0058-24
Annual PDR Review (Required by Ordinance)	Committee chair/Ordinance		April 16, 2024	Summer 2025	0402-24
Division and Program Review - 2022 Evaluations Selection	Committee chair	November 30, 2021	November 15, 2022	Item in review.	1172-22
Lexington History Museum	Need new sponsor	May 28, 2019	October 15, 2024	Fall or Winter 2025	1043-24
Landlord and Tenant Advisory Boards	S. Lynch	June 11, 2024	October 15, 2024	Fall or Winter 2025	1044-24
Subcommittees, Work Groups, Task Forces					
Public Input Work Group	H. LeGris	January 17, 2023	June 11, 2024	In progress. Next meeting February 2025.	0605-24