



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:

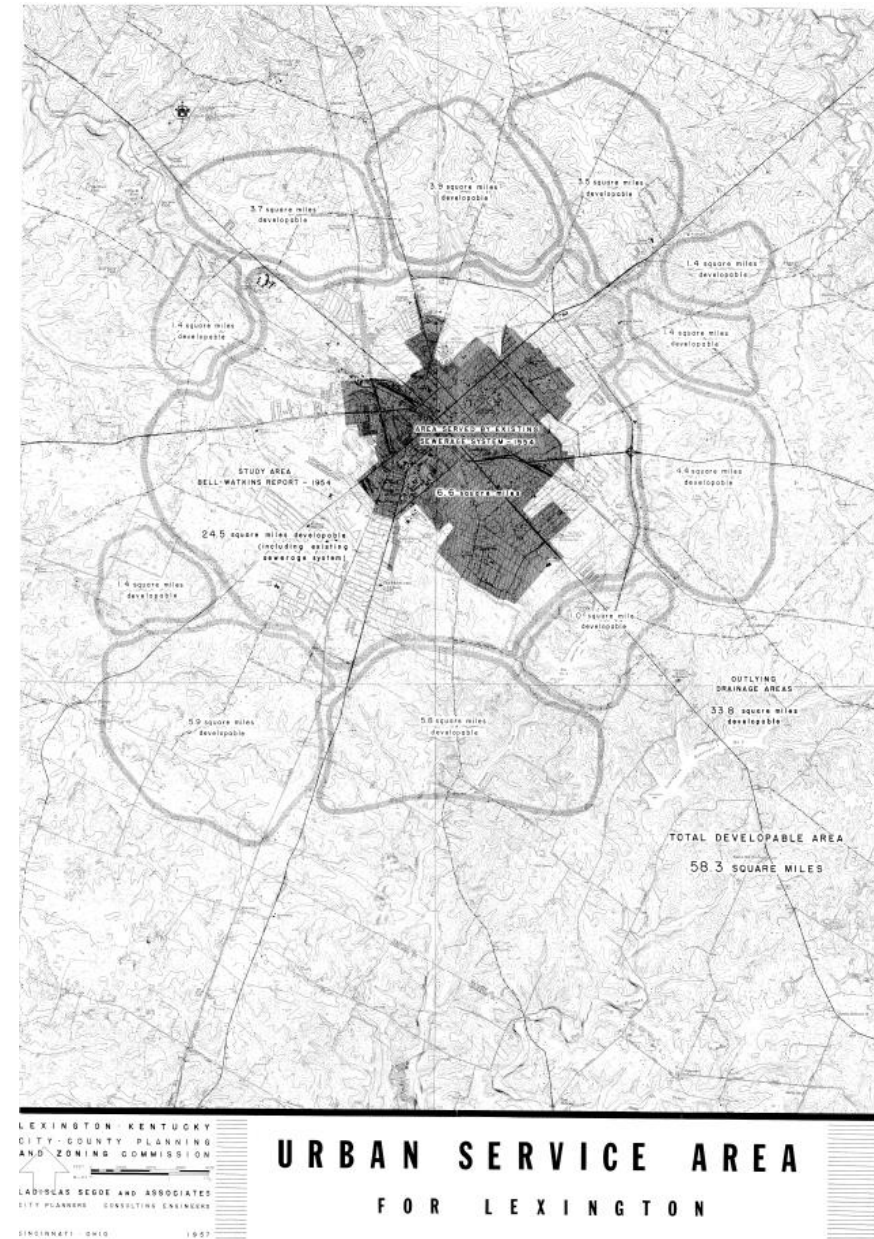
- a. Ensure this process preserves the Urban Service Area concept, even if the boundary of the Urban Service Area is altered.
- b. Create a process that is informed by robust public and stakeholder engagement and is built upon a thorough research-based foundation.
- c. Make certain this new process informs 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

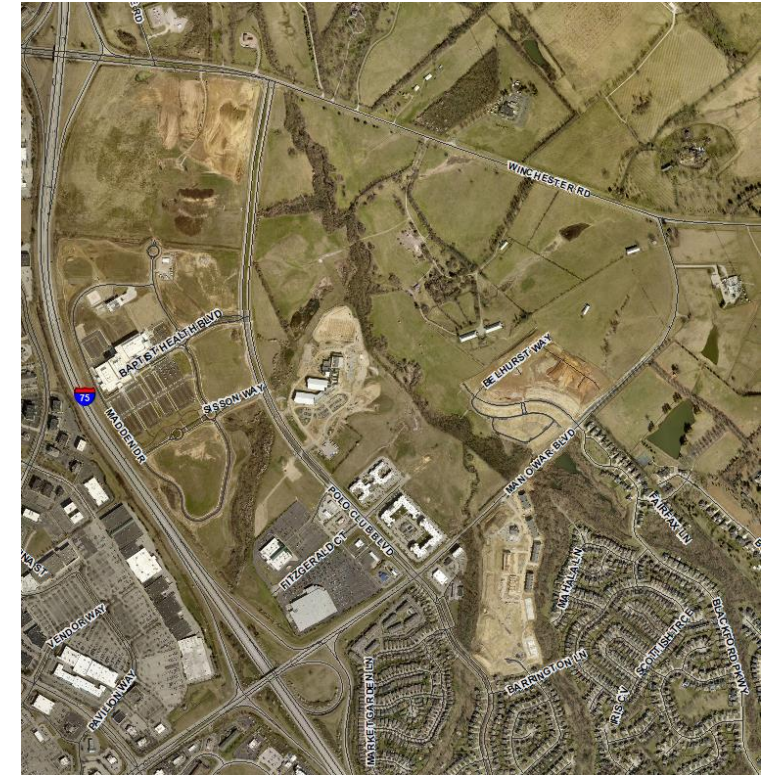
- 1979 Update – Planning Program
- 1996 Expansion Area Master Plan
- 2018 Goals and Objectives
 - *Sustainable Growth Task Force*
 - *Goal 4 Workgroup*
- 2023 Goals and Objectives





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.



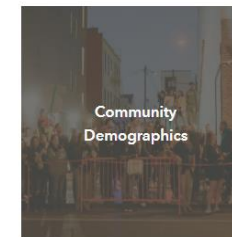


Sustainable Growth Task Force (2020)

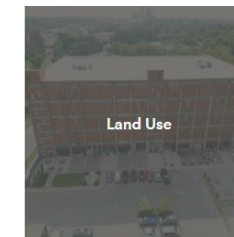
- Developed Baseline Data
- Established Protocol for Reporting Ongoing Development Trends
 - Initial Data Analyzed Through 2020 Report
 - Follow-Up Report Through 2022 Report
 - Planning Staff Finalizing 2024 Report Currently
- Creation of *Imagine Lexington Data Research Center* to Report and Publish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



Explore the data



Community
Demographics



Land Use



Environment

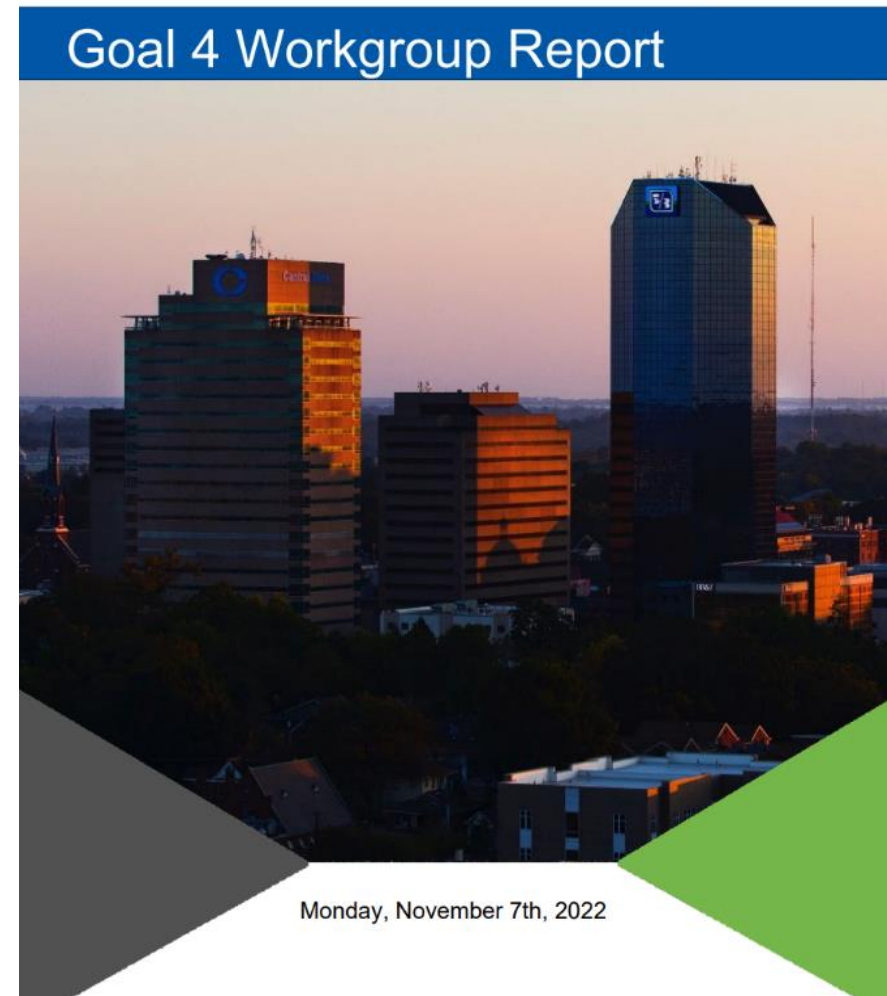




Goal 4 Work Group (2022)

Proposed Process

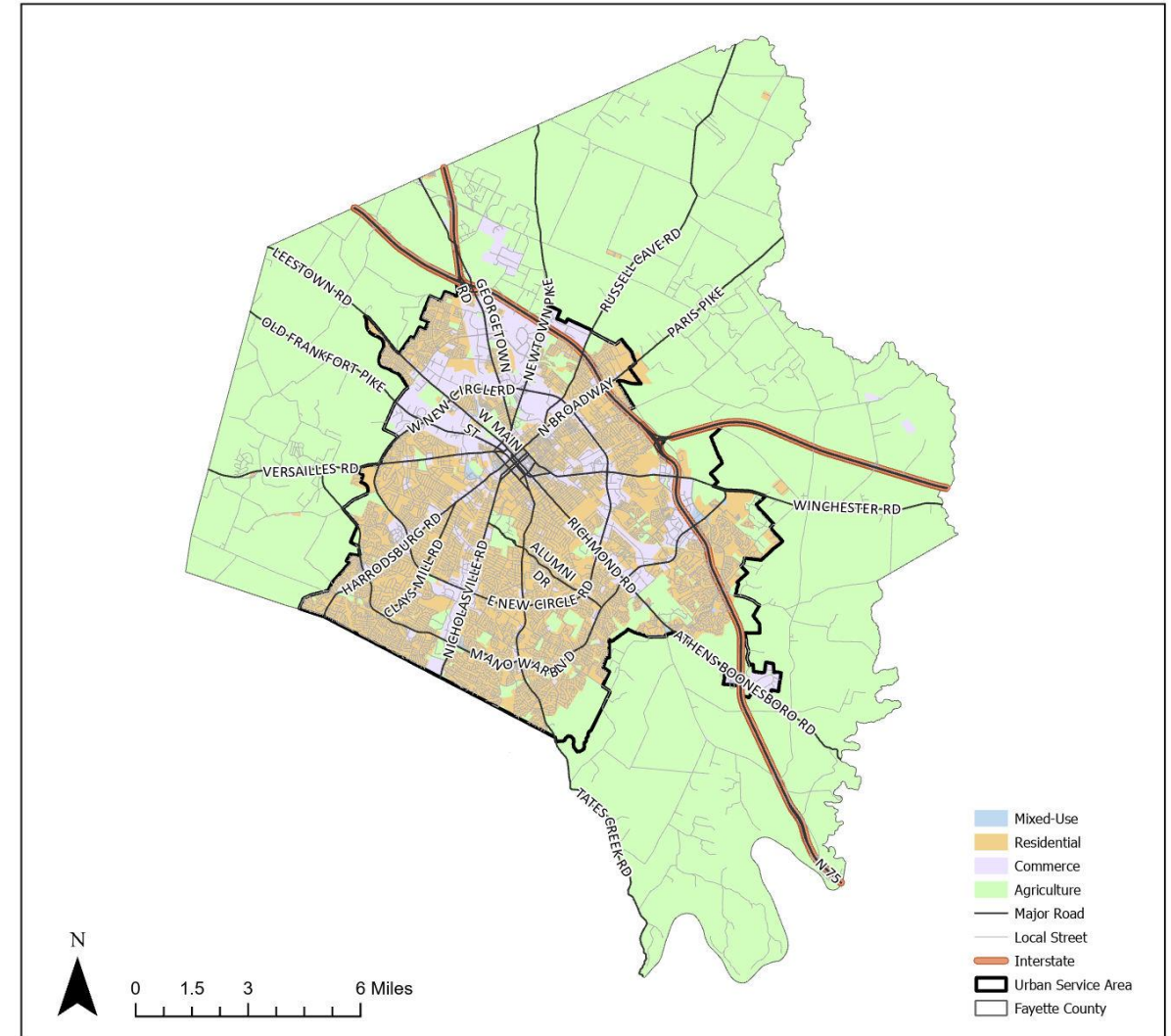
- Setting the Stage
 - Areas for Permanent Preservation
 - Areas for Future Urban Growth
- Identify Need
 - Ongoing Baseline Data Update
 - Periodic Analysis of Data Trends
 - Development of multiple growth scenarios
 - Decision regarding expansion
- Meeting the Need
 - Call for Master Plans
 - Evaluate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





Next Steps

- Coordinate Process with General Government and Planning Committee Chair
 - Refine Scope of Project Considering Previous Work Completed
 - Establish Framework for Public Input
 - Schedule Committee Reports and Updates
- Report to the Planning Commission



Questions?



LEXINGTON

