

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

December 18, 2025

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky
- II. **APPROVAL OF MINUTES** – None at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, December 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Hillard Newman, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Gallt, Paula Owens, Boyd Sewe; Firefighter Embry Beatty, Division of Fire and Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
 2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on November 6, 2025, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, Larry Forester, Bruce Nicol, and William Wilson. Staff members present were Traci Wade, Daniel Crum, Jeremy Young, Chris Chaney, Boyd Sewe; and Tracy Jones and Brittany Smith, Department of Law.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. **ANDERSON MIDTOWN APARTMENTS, LLC MAP AMENDMENT and AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE) DEVELOPMENT PLAN**

- a. **PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC (1/4/26)*** – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

Note: The petitioner is proposing to add a 40-foot-tall residential structure to the existing development, increasing the size of the residential development to 21,780 square feet of building size. The second residential building will accommodate 24 dwelling units, bringing the total to 48 units, for a density of 82 dwelling units per acre. As the proposed structure will be located within the existing parking lot, the overall number of parking spaces for the development will decrease from 40 to 28 motor-vehicle parking spaces and 4 bicycle spaces.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval for the following reasons:

1. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposed project is in a location that promotes infill, redevelopment, adaptive reuse, and mixed-use developments (Theme A, Goal #2.a).
 - b. The proposed project will remain in scale with the surrounding context through the reuse of an existing, non-conforming structure (Theme A, Goal #2.b) while prioritizing multi-modal facilities promoting safer connectivity (Theme A, Goal #3.b).
2. The requested Medium Density Residential (R-4) zone is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The proposal will reduce on-site parking, prioritizing multi-modal connectivity (Design Policy #7).
 - b. The site features pedestrian-friendly street patterns & walkable blocks in an area with excellent access to transit routes (Design Policy #2, Design Policy #5 and Connectivity Policy #3).
 - c. The proposed development will increase density while enhancing existing neighborhoods through context sensitive design (Density Policy #2).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. Staff finds that this request meets the Development Criteria for Land Use. The applicant's proposal is located near a grocery and other retail services (A-DS12-1). This proposal would convert an underutilized parking lot into higher density residential use along a transit corridor (A-DN2-1 & D-CO3-1).
 - b. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency as the proposal will preserve existing greenscape and trees (B-PR7-1) while increasing the utility of the existing impervious surface by converting a portion of the parking area to residential use (B-SU4-1).
 - c. The request meets the criteria for Building Form, as the applicant's proposal will minimize contrasts in design and scale to the surrounding context (A-DN2-2), while creating a pedestrian-friendly atmosphere through the building fronting on the intersection (A-DS5-3).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00066: AYLESFORD ADDITION BLK 5 LOTS 1,2, & 3 (WOODLAND VILLAGE)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

- b. **VARIANCE** - As part of their application, the petitioner requests variances to 1) reduce the vehicle use area (VUA) screening from 8' to 5' adjacent to 415 Woodland Avenue, 2) reduce required property perimeter buffer from 8' to 5' adjacent to 415 Woodland Ave., 464 Euclid Ave., and a portion of 466 Euclid Avenue, 3) reduce the minimum vehicular use area interior landscape area from 10% to 5.1%, and 4) Increase the required distance between interior landscape areas from 90' to 110' and 125'.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval.** of the requested variances for the following reasons:

1. Approval of the variances should not adversely affect the public health, safety, or welfare, nor should it create a hazard or nuisance to the public. This area has historically featured parking, and the overall size of the parking area is being reduced with this request.
2. The lot shape and the location of the site's existing parking area represent special circumstances unique to the subject property that justify the need for a variance.
3. Removing the existing parking present on the site to accommodate the required landscaping and buffers would unreasonably restrict the applicant's use of the property to provide additional housing.
4. The circumstances of this variance are not a result of actions taken by the applicant subsequent to the adoption of the Zoning Ordinance.

This recommendation of approval is made subject to the following conditions:

- a. Provided the Planning Commission and Urban County Council approve the requested zone change to the R-4 zone, otherwise the requested variance shall be null and void.
 - b. All necessary permits shall be obtained from the Divisions of Planning, Traffic Engineering, Engineering, and Building Inspection prior to construction and occupancy.
 - c. Action of the Planning Commission related to the requested variances shall be noted on the Development Plan for the subject property.
- c. **PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE)**
(1/4/26)* – located at 401 WOODLAND AVENUE, LEXINGTON, KY

Note: The purpose of this plan is to depict a proposed 3-story multi-family residential building in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone.

Requirements Not Met:

1. Depict or denote stormwater management. (ZO Art. 21-6(a)(9)) (Engineering)
2. Provide a minimum 8-foot landscape buffer between all adjacent R-2 properties as well as the VUA perimeter buffer. List VUA tree canopy required (30%) and VUA tree canopy provided. (ZO Art. 18-3) (Landscape)
3. Addition of common open space to open space exhibit. (ZO Art. 20-5e(2)) (Open Space)
4. Perimeter landscaping and VUA perimeter buffer will require a variance of ZO Art. 18-3(1) and 18-3(2)(d). (Planning)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See Accela comments provided by the Division Engineering.

Plan Questions or Concerns:

1. Discuss stormwater management proposal. (Engineering)
2. Discuss Placebuilder criteria.

The Staff Recommends: **Approval.** subject to the following conditions:

1. Provided the Urban County Council approves the zone change to R-4; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.

3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

2. LEGACY TRAIL, LLC MAP AMENDMENT and LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00017: LEGACY TRAIL, LLC** (1/4/26)* – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone for 12.64 net (13.77 gross) acres for property located at 1170 Newtown Pike.

Note: The Zoning Committee did not review the application at the petitioner's request.

- b. **VARIANCE** - In addition to the rezoning request above, the applicant requests a variance to reduce the minimum space required between automobile service stations along the same street frontage from 1,000' to 200'.

- c. **PLN-MJDP-25-00059: LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY)** (1/4/26) – located at 1170 NEWTOWN PIKE, LEXINGTON, KY
Council District: 1
Project Contact: EA Partners

Note: The purpose of this plan is to depict the development of a automobile service station and hotel, in support of the requested zone change from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Denote: Structures built in areas of alluvial soils will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11) (Environmental)
2. Denote: No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental)
3. Identify centerline of blueline stream on the property. (Environmental)
4. Addition of assigned addresses provided by Addressing Office. (Addressing)
5. Provide open space exhibit that corresponds to the site statistics, and include open space requirements in site statistics as a percentage. (ZO Art. 20-3) (Open Space)
6. Correct Note #14. (Planning)
7. Denote review and recommendations of Royal Springs Wellhead Springs Protection Committee. (Environmental & Planning)
8. Submit Tree Inventory Map as separate document, and add generalized note calling out any significant trees. (ZO Art. 26-4(b)) (Urban Forester)
9. Two 35' crossings must be altered to a raised crossing or add "bump outs" at each crossing location. (ZO Art. 16-6(3)(c) & (d)) (Traffic & Planning)
10. Dimension the connection between the two lots and the radius of each commercial driveway. (Traffic)
11. Depict the driveways as having concrete aprons. (ZO Art. 16-15(i)) (Traffic)
12. Move the sidewalks to the back of the right of way rather than directly on the street as is typical for public/private cross-sections to match subdivision regulations for a similar cross-section. (LSR Exhibit 6-3) (Traffic)
13. Automobile service station within 1,000 feet from another station is required. (ZO Art. 8-20(b)(3)(a)) (Planning)
14. Denote cross-section of Newtown Pike. (ZO Art. 21-6) (Planning)
15. Depict stacking to pick-up window. (ZO Art 16-9) (Planning)

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

16. Dimension all driveways, walkways. (ZO Art 21-6(a)(5)) (Planning)
17. Remove all structures from FEMA floodplain. (ZO Art. 19) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 8-20(b)(3) - spacing of automobile service stations.

Design Considerations:

1. See Accela comments provided by the Division Engineering.
2. Legacy Trail alignment shown does not match the previous plats. (Engineering)
3. Verify canopy heights of both automobile service station and hotel entrance are at least a minimum of 13' 6". (Fire)
4. Double dumpster enclosure without gates will require six bollards along the back wall of the enclosure. (DSG) (Waste)
5. Discuss front yard limitations for VUA on Lot 1. (Planning)

Plan Questions or Concerns:

1. Discuss additional 17' depicted for pavement for pavement width. (Traffic)
2. The proposed development does not appear to have an existing service connection to public sanitary sewer. Where will the proposed facility connect to public sewer? (Engineering)
3. Does this plan comply with the state statutes and regulations concerning fuel tanks in and near floodplains? (Engineering)
4. Sole access to the proposed facilities is via an existing access easement almost completely in the floodplain. (Engineering)
5. What is a "moveable" water line easement? (Engineering)
6. Discuss whether Nandino Lane is intended to be dedicated as a private street or access easement. (Planning, Traffic, Engineering)
7. Discuss timing of roadway and trail improvements. (Planning)
8. Discuss compliance with ZO Art. 19-7(a)(2). (Planning)
9. Discuss Placebuilder criteria.

The Technical Committee Recommended: **Postponement.** There are questions regarding compliance with Article 19 of the Zoning Ordinance, the location of proposed underground tanks within the Royal Springs Aquifer Recharge Area, and questions about private street vs. private access easement. Additionally, the plan for the automobile service station does not comply with Articles 8 and 16 of the Zoning Ordinance.

Note: The Subdivision Committee did not review the application at the petitioners request.

Should the plan be approved, the following requirements should be considered:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

3. SUBTEXT ACQUISITIONS, LLC MAP AMENDMENT and HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON) DEVELOPMENT PLAN

- a. **PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC** (2/1/26)* – a petition for a zone map amendment from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 0.51 net (0.61 gross) acres for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549, and 553 S. Limestone.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The petitioner is proposing the Neighborhood Business zone to establish a high-density mixed-use building. The proposed development consists of an eight-story, 90-foot-tall mixed-use structure, with an integrated 215 space parking structure. The applicant is proposing a total of 170 residential units, with 491 bedrooms, and a density of 171 dwelling units per net acre. The request includes 1,000 square feet of first floor retail space, located along the S. Limestone frontage.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval** for the following reasons:

1. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The proposal addresses a need for housing, and emphasizes the proposed increase in residential density along a major corridor (Theme A Goal #1.b & #1.d; Theme E, Goal #1.d). S. Limestone and Nicholasville Road are high-volume roadways that connect downtown to major employment and community activity areas.
 - b. The proposed development will be well connected, especially because it is located adjacent to future transit improvements and will improve the pedestrian facilities along Prall Street, Montmullin Street, and S. Limestone (Theme A, Goal #3.b).
 - c. The density and intensity of the proposed development will strengthen demand for transit along the corridor (Theme D, Goal #1.b).
2. The requested Neighborhood Business (B-1) zone with a Form-Based Neighborhood Business Project is in agreement with the 2045 Comprehensive Plan's Policies, for the following reasons:
 - a. The activation of the first floor with retail, landscaping, and amenity spaces creates a people first/ pedestrian friendly design that will create inviting streetscapes. (Design Policy #1, #5, and #6).
 - b. The request responds to the context of the corridor, providing additional density and intensity (Design Policy #4; Density Policy #1 and #2).
 - c. By locating the parking internally, within parking structures, the proposed development enhances walkability and bikeability (Design Policy #7).
 - d. The request will provide additional housing options for this area, which is predominately characterized by student housing in single family structures (Design Policy #8).
 - e. The proposed amenities and open space areas will provide neighborhood-focused open spaces with the interior courtyard and neighborhood-focused retail on the first floor, facing S. Limestone (Design Policy #9 and #12).
3. The justification and corollary development plan are in agreement with the policies and development criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request significantly increases the residential density on-site (A-DN-2-1; E-ST8-1), provides for pedestrian-oriented first floor commercial uses along the S. Limestone frontage (A-DN3-1), and helps encourage the success of transit by increasing the residential base near a proposed transit node (E-GR10-1; D-CO3-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the request provides connectivity to the adjacent transit stop (A-DS1-2) improves the sidewalk connections along Montmullin and Prall Streets, provides for street trees and commercial uses to create a pedestrian friendly streetscape A-DS5-2), and is transit-oriented (AEQ5-2).
 - c. These proposed rezoning meets the criteria for Environmental Sustainability and Resiliency development criteria, as the site does not impact any environmentally sensitive areas (B-PR2-1),

- does not remove any significant trees (B-PR7-1), and provides for the addition of street trees along all three street frontages (D-SP10-1).
- d. The proposal addresses the criteria for Site Design, provides activated first-floor uses and to create an activated streetscape (A-DS5-4), locates the parking within internal parking structures (A-DS7-1), and provides sidewalk connections to the surrounding neighborhood (C-LI8-1).
 - e. The proposed rezoning meets the criteria for Building Form, as it creates a high-density mixed-use development that is in line with the intensification of our corridors called for within the 2045 Imagine Lexington Comprehensive Plan and Imagine Nicholasville Road Corridor Study (A-DS4-2), and creates active first-floor uses along S. Limestone (D-PL2-1; A-DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP-25-00068 Hazen Property, Montmullin Street Subdivision (EVER Lexington) prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. **PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON)** (2/1/26)* – located at 545, 553, & 563 S. LIMESTONE, 121 PRALL STREET, & 118 MONTMULLIN STREET, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this plan is to depict a multi-story mixed use building in support of the requested zone change from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone.

Requirements Not Met:

1. Provide Open Space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art 20-3) (Open Space)
3. Correct Note #4, changing "Article" to "Chapter". (Engineering)
4. Denote purpose of plan. (Planning)
5. Include north arrow on vicinity map. (Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning & Traffic)
7. Depict location of cross-sections on plan face. (ZO Art. 21-6(a)(6)) (Planning)
8. Submit Tree Inventory map as a separate document. (ZO Art. 26-4(b)) (Urban Forester)
9. Depict pedestrian entrances. (ZO Art. 16-6(a)(3)(ii)) (Planning & Traffic)
10. Addition of proposed cross-section for S. Limestone to depict how the proposed street trees will work with the building facade and sidewalk space. (Traffic)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. See all comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Explain stormwater management plan. (Engineering)

Plan Questions or Concerns:

1. Provide dumpster enclosure and pad specifications that comply with the DSG at the time of final development plan. (Waste)
2. Where is the ramp located in the first floor? (Traffic)
3. Where is dumpster location and how will it be emptied? (Waste and Traffic)
4. Discuss Placebuilder criteria.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-1; otherwise, any Commission action of approval is null and void.

2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

4. ANDERSON VILLAGE AT GREAT ACRES, LLC MAP AMENDMENT and GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD) DEVELOPMENT PLAN

- a. PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC (2/1/26)*** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone for 0.658 net (0.885 gross) acres for property located at 2788 Ruby River Drive (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

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Note: The applicant is proposing the rezoning of the subject property to construct a single-story, 3,100 square-foot bank, with three drive-through lanes. 31 parking spaces are proposed at this time.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide information relating to their public outreach efforts.
2. The applicant should address the following Goals, Objectives, and Policies of the Comprehensive Plan:
 - a. Theme E, Goal #1.e: Maximize development on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features;
 - b. Density Policy #1: Locate high density areas of development along higher capacity roadways (minor arterial, collector), major corridors & downtown to facilitate future transit enhancements.
 - c. Connectivity Policy #3: Encourage Transit-Oriented Development, increase density along major corridors, and support transit ridership, thus reducing Vehicle Miles Traveled (VMT).
3. The applicant should provide further information regarding the Corridor Place-Type, and the Medium Density Non-Residential Development-Type, and the respective Placebuilder Criteria.

- b. VARIANCE** - In addition to the rezoning request above, the applicant requests a variance to increase the maximum vehicular use area permitted between the building and the street from 60' to 96'.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide further information regarding the special circumstances of the property that justify the need for the variance.
2. The applicant should provide greater information on as to how redesigning the site or its layout to meet the regulation is depriving the applicant of use of the property.
3. The applicant should provide greater information discussing the impact of the proposed variance on the pedestrian experience within the area.

- c. PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD) (2/1/26)*** – located at 2709 & 2788 RUBY RIVER DRIVE, LEXINGTON, KY

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Council District: 8
Project Contact: Barrett Partners, Inc.

Note: The purpose of this plan is to depict a building, parking, and parking circulation in support of the requested zone change from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone.

Requirements Not Met:

1. Denote: Structures built in areas of alluvial soils as determined by the USDA Web Soil Survey will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11) (Environmental)
2. Delineate the centerline of blueline stream on property. (Environmental)
3. Provide updated dumpster and pad specifications that comply with the DSG. (Waste)
4. Check potential dumpster encroachment on Lot 8. (Engineering)
5. Depict all existing easements. (ZO Art. 21-6(a)(10)) (Engineering & Planning)
6. Dimension all driveway, walkways, and parking areas. (ZO Art. 21-6(a)(5)) (Planning)
7. Provide an open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
8. Orient vicinity to match plan. (ZO Art. 21-6(a)(3)) (Planning)
9. Denote construction vehicle access. (ZO Art. 21-6(a)(3)) (Planning)
10. Addition of tree protection areas from previous plan. (ZO Art. 21-6(a)(11)) (Planning)
11. Addition of 25' floodplain setback from previous plan. (ZO Art. 21-6(a)(9)) (Planning)
12. Label areas of access easement and add access easement maintenance note from previous plan. (ZO Art. 21-6(a)(15)) (Planning)
13. Depict VUA screening of an average of 8' in width. (ZO Art. 18-3(a)(2)(d)(1)) (Planning)

Waiver(s) Necessary:

1. Variance of ZO Art. 16-6(a)(2) - maximum of 60' of VUA between building and street in a B-3 zone.

Design Considerations:

1. See all Accela comments provided by the Division of Engineering.
2. Address sanitary sewer capacity. (ZO Art. 5-2(h)) (Engineering)
3. Address stormwater management. (Engineering)

Plan Questions or Concerns:

1. Discuss internal pedestrian walkways greater than 24' wide (ZO Art. 16-6(a)(3)(c)) (Planning)
2. Discuss perimeter landscape requirements and timing of installation. (ZO Art. 18-3(a)(1)(a)(2)) (Planning)
3. Discuss Placebuilder criteria.

The Staff Recommends: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Open Space Planner's approval of open space areas.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Correct all noted deficiencies listed as "requirements not met" herein.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENT

1. **PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE** – a text amendment to modify the Economic Development (ED) zone.

INITIATED BY: Cowgill Development, LLC
PROPOSED TEXT: Copies are available from the staff.
The Zoning Committee Recommended: **Approval**, of the staff alternative text.

The Staff Recommends: **Approval**, of the staff alternative text for the following reasons:

1. The changes to the supportive uses within the Economic Development (ED) zone will encourage a denser, more efficient use of land consistent with Theme A, Goal #1.b and Theme A Goal #5.f of the 2045 Comprehensive Plan
2. The proposed text amendment increases flexibility for future developers of the Economic Development land; while maintaining a majority of the land within the development for principal, jobs-producing uses consistent with the intent of the zone to foster future job creation.
3. The proposed text amendment retains consistency with the provisions of the adopted Expansion Area Master Plan, which call for specific levels of green open space and limitations on residential density in support of Theme A, Goal C of the 2045 Comprehensive Plan.

VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.

VII. STAFF ITEMS

OFFICE OF GROWTH MANAGEMENT (LONG RANGE PLANNING / OUTREACH & STRATEGIC PLANNING)

Plans & Studies

- **Downtown Area Master Plan** ([project link](#))–
 - Project Team meeting on Wednesday 11/05
 - CM LeGris meeting on Thursday 11/06
 - Bell Court Neighborhood meeting on 11/06
 - Project Advisory Committee meeting on 11/20
 - Williams Wells Neighborhood meeting on 11/18
- **Blue Sky Area Master Plan** ([project link](#)) –
 - Continued collecting input through the [public survey](#) and stakeholder engagement
- **Infrastructure Funding Plan** – Participated in infrastructure planning efforts for Urban Growth Master Plan areas
- **Winchester Road Corridor Plan** – Issued Request for Proposals for a land use and transportation plan with a goal to initiate the plan in early 2026
- **Complete Street Action Plan** – Participated in six inter-departmental teams being led by the Mayor's Office to implement the action plan

Projects & Initiatives

- **Complete Streets** – Worked with consultants and internal divisions to draft a design manual and subdivision regulations for future stakeholder input.
- **Safe Streets for All Grant** – participated in the [Imagine North New Circle Road Project](#) (project website) - Public Open House on 11/06.
- **North Broadway Complete Street Study** – Assisted the KY Transportation Cabinet with engagement efforts. Learn more and provide input on the [project website](#).
- **STREETTS Task Force** – participated in the Council-appointed task force to advance street safety, Complete Streets and Vision Zero initiatives. Helped formulate the recommendations presented to Council on October 7 ([view the presentation](#)).
- **Street Art / Placemaking Engagement** – Established a partnership with Living Streets Lexington to collaborate on the Shropshire Rd project.

- [Lexington Preservation & Growth Management Program](#) – The LFUCG Council continued collecting public input and finalizing draft language for the LP&GMP. You can learn more and subscribe to updates on [Engage Lexington](#) (requires registration).

Zoning & Subdivision Regulation Amendments

- **UGMP** - Worked to draft ZOTAs and SRAs to implement the Urban Growth Master Plan.
- **Landscaping & Trees** – Continued work on updating landscaping & tree regulations
- **Floodplains** – Continued work to on updating floodplain regulations

General Outreach

- **Planning Newsletter** – Distributed the [November Edition of Sounds like a Plan](#) newsletter. You can [subscribe here](#).
- **Neighborhood Voices** – Continued community outreach in Smithtown, meeting with neighborhood leaders, compiling background research, and making plans for a community co-created project.
- **Community Engagement** –
 - Participated in “Meet the Planner” at Breckenridge Elementary 11/7
 - Participated in Career Fair at Tates Creek High School on 11/13
 - Talked about sustainable cities with four 5th grade classrooms at Cassidy Elementary 11/17
 - Discussed Planning as a career with UK students on 11/18
 - Presented on several Planning-related subject to UK Healthcare class 11/19
 - Assisted with the High Street Pilot Project counts & [public survey](#)

PLANNING SERVICES ACTIVITY REPORT

Board of Adjustment

There were nine applications on the agenda for consideration by the Board of Adjustment at their meeting on December 8, 2025. Three applications were for variances, and six were for conditional use permits. Of the conditional use permit applications, two were for short-term rentals, one was for a Childcare Center, one was for an Assisted Living Center, one was for an expansion of a Transylvania University building, and the last was for a place for religious assembly.

The Board approved all three of the variance applications, and all six of the conditional use permits.

Development and Subdivision Plan Certification - November

1. [PLN-MNSUB-25-00048](#): The Oaks Subdivision, Unit 2, Lot 10
2. [PLN-MNSUB-25-00050](#): The Oaks Subdivision, Unit 2, Lot 17
3. [PLN-MNSUB-25-00052](#): Huber Real Estate No. 1, LLC (We Three Kings, LLC/Cohen Brothers Lexington Property, LLC
4. [PLN-FRP-25-00001](#): Ramsey/Sullivan Property, Lot 1 (AMD)
5. [PLN-MJDP-24-00080](#): Arthur E. Abshire Property (Lexington Cut Stone & Marble Co.) (Midland Station)
6. [PLN-MJDP-24-00099](#): Givens Property (Outparcel #7) (AMD)
7. [PLN-MJDP-25-00039](#): Hamburg Place B-5P & B-6P Highway Commercial Area (AMD)

TRANSPORTATION PLANNING / MPO ACTIVITY REPORT– November 2025

The MPO outlines an annual scope of work for transportation planning activities in the [Unified Planning Work Program](#) which contains the following six work elements. Progress over the last month is reported by work element.

1.0 Transportation System Data & Monitoring

- Prepared specifications to use NPMRDS and StreetLight data sources to collect roadway congestion data for CM Bottleneck 2026 Study

- Reviewed congestion INRIX 2024 data in Urban Mobility Report/2025 published by Texas A&M Transportation Institute, Mobility Division
- Staff reviewed a few additional change recommendations to highway/roadway functional classifications from KYTC, which will be presented to the TTCC in December.
- Conducted Bike/Ped Counts on High Street
- Pulled monthly crash data for Fayette and Jessamine County
- Meeting with GIS and work associated with updating a new version of the interactive bicycle map (Fayette)
- Completed map of Masterson Station Area Trails as follow-up from meeting with citizen advocate

2.0 Identify & Prioritize Projects

- Attended (4) paving meetings and followed up with recommended striping changes
- Attended (3) meetings with micro mobility companies
- Attended meeting to review draft elements for a Infrastructure Finance Plan for the Urban Growth Areas

3.0 Program & Project Implementation

- There were two modifications to the FY 2025-2028 TIP in November.
 - Modification 12 - UPWP Update
 - Modification 13 - US 421 and KY 57 Friction Enhancing Preventative Maintenance Treatment
- Met with several Highway Safety Improvement Program (HSIP) staff to discuss coordination between Vision Zero and HSIP
- Continued work on the Lexington Safety Action Plan
- Met with Claire Yates, Louisville Vision Zero Coordinator, to continue the Peer Exchange Work Plan between Vision Zero programs
- Attended a Complete Streets Work Group: Project Design, Delivery and Prioritization
- Attended a meeting to discuss StrEEEt Education Group Recommendations
- Attended a meeting to discuss the High Injury Network update and methodology
- Attended a meeting to discuss Safe Routes to School and Community Engagement
- Assisted the STREEET task force in developing short-term safety recommendations for implementation
- Reviewed LFUCG 2024 Urban Growth Master Plan and work-progress timeline of Infrastructure Funding Plan
- Reviewed LFUCG Downtown Master Plan and Lexington's Preservation and Growth Management Program
- Worked on the High Injury Network update
- Staff researched various funding mechanisms that meet the requirements for the Federal Transit Administration's Capital Improvement Grants (CIG) and Small Starts projects for Bus Rapid Transit.

4.0 Land Use & Transportation Impact

- Attended the following regular staff-level LFUCG Planning Services meetings, and completed required follow-up:
 - Subdivision and Zoning Committees
 - Zoning Staff Review meeting
 - Technical Review
 - Board of Adjustment Staff Review
 - Zoning Pre-Apps (2)
- Staff reviewed Traffic Impact Studies for Hamburg East and Ever Lexington.

5.0 Participation & Outreach

- Staff addressed transportation-related inquiries from citizens and surrounding communities through email and phone conversations.
- Social Media Stats for November:
 - MPO Website 1,591 users, 1,972 views
 - MPO Facebook had 19 followers, 15 posts, reached 615 users, and had 26 interactions .

- LexBikeWalk Facebook had 30 new followers, 15 posts, reached 40.6k users, and had 218 interactions.
- LexBikeWalk Instagram had 48 new followers, 13 posts, reached 11.6k and had 325 interactions.
- Worked on the following social media outreach initiatives:
 - Love to Ride meeting for Winter Wheelers challenge
 - AI Policy discussion with management
 - Sat on interview panel for Administrative Specialist for Planning Services
 - Attended North New Circle Road open house
 - Edited photos from open house for planning newsletter
 - Glow Ride social media prep and cancelation press release and posts
 - Glow Ride merch giveaway coordination
 - TIP modifications updated
 - CPR Training with HR
 - Lextran video shooting
 - Podcast development meetings
 - High Street Pilot project survey and Open house on Lextran message screens
 - Designed Thanksgiving post with Imagine Lexington
- Assisted KYTC in hosting a public open house for the North New Circle Road safety project
- MPO Director was a guest lecturer for Intro to Transportation Engineering Course at the University of Kentucky (CE 331)
- Coordinated a meeting between CM Higgins-Hord, MPO staff and KYTC Consultants regarding the North New Circle Road safety project

6.0 Program Administration

- Conducted weekly MPO Staff meetings
- Attended weekly Division of Planning Manager's meetings
- Coordinated with Federated Transportation Services of the Bluegrass (FTSB) director on financial matters
- Conducted oversight and enforcement of the Shared Mobility policy, including a meeting with Populus to discuss digital enforcement
- Continued mentoring a high school student who is interested in urban planning
- Conducted and prepared meeting packets and minutes for the following regular MPO committees:
 - Transportation Policy Committee (TPC)
 - Bicycle-Pedestrian Advisory Committee (BPAC)
 - Congestion Management / Air Quality Workgroup (CMAQ)
 - Safety Work Group
- Prepared for the upcoming Winchester Road Corridor Transportation & Land Use Study. The RFP was released on October 29 with proposals due on December 3.
- Attended Lextran Board Meeting
- Attended Corridors Commission
- Attended KPTA meeting via MS Teams
- Staff continued work on the next update of the Transportation Improvement Program (TIP) for 2027-2030
- Staff began working on FY 2025 Annual Obligations report
- Attended 2 meetings of the AMPO Board of Directors
- Attended a meeting with the Information Technology Division regarding artificial intelligence
- Staff attended the following training sessions, conferences and webcasts:
 - Ohio Chapter of APA - "Writing a Better RFP: Getting Results for Your Team or Community"
 - Accelerating Housing Supply: State Chapters Take the Lead

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will **NOT** be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last-mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR January 2026

- Subdivision Committee, Thursday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix BuildingJanuary 8, 2026
- Zoning Committee, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building January 8, 2026
- Subdivision Items Public Hearing**, Thursday, 1:30 p.m. in Council Chambers, 2nd Floor, Gov't Center. **January 15, 2026**
- Work Session, Thursday, 1:30 p.m., 3rd Floor Conference Room, Phoenix BuildingJanuary 22, 2026
- Technical Committee, Wednesday, 8:30 a.m., in 3rd Floor Conf Room, Phoenix Building January 28, 2026
- Zoning Items Public Hearing**, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center **January 29, 2026**

TW/DC/JY/CC/PO

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.