

Goal 4 Workgroup Report



Monday, November 7th, 2022

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INTRODUCTION

In 1958 Lexington created the nation's first Urban Service Area (USA) as a way to manage growth. The USA ensures economical and efficient provision of urban infrastructure and services to urban areas while preserving Lexington's rural assets and economy by limiting urban uses outside of its boundary.

While it has existed since 1958, the USA has changed in size, with the Planning Commission expanding and contracting the boundary on multiple occasions throughout its lifespan. The most recent expansion of ≈5,300 acres was approved through Expansion Area Master Plan, which was adopted by the Planning Commission as an element of the 1996 Comprehensive Plan. This plan included recommendations and plans for land use, transportation, open space, a new zoning scheme, and the provision of infrastructure.

Twenty-two years later, Imagine Lexington, the 2018 Comprehensive Plan called for a new process for determining long-term land use decisions involving the USA.

Theme E, Goal 4 in the Imagine Lexington, 2018 Comprehensive Plan reads as follows:

- *Goal 4: Protect Lexington's invaluable rural resources and inform long-range planning for infrastructure, community facilities and economic development through the creation of a new process for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.*
 - *Establish the process via a study, involving diverse stakeholders and constituents, that meets the projected needs of the agricultural and development communities, by preserving key agricultural resources from development pressures and identifying land for future urban development.*
 - *Ensure the study designates rural land for long-term preservation, identifies land for potential future urban development and specifies triggers, thresholds and timing for the addition of the identified urban land into the Urban Service Boundary, keeping infill and land use efficiency as the continued primary objectives.*

SUSTAINABLE GROWTH TASK FORCE: PREVIOUS WORK

Initial work on Goal 4 was undertaken by the Sustainable Growth Task Force. The two parts of the report of the Sustainable Growth Task Force provide recommendations for two parts of the “new process.”

The first part of the Task Force Report, the Existing Conditions and Growth Trends Report, provides an analysis of vacant land within the Urban Service Boundary (USB) and recommends a way to evaluate future demand. The executive summary for this part of the report states:

To address the first part of that process, the Existing Conditions and Growth Trends Report identifies the foundational data for evaluating a set of growth scenarios designed to establish a plan for the type of development necessary to allow the USB to

accommodate growth for as long as possible. This report evaluates demographics, employment, land use, housing, commercial (office, retail, and industrial) development, LFUCG finances, infrastructure, and community facilities as they relate to development patterns and decision making about the USB. The report also presents growth trends for populations and commercial growth to understand the demand for development within the USB.

The second part of the Task Force report, the Evaluation Framework, provides a tool for informing policy decisions regarding ways to develop land within the USB. The introduction to this part of the study states:

The primary purpose of the Lexington Sustainable Growth Study ("the study") is to establish the objective, data-driven framework for evaluating the need to maintain or expand the USB independent of but with the intent of informing the comprehensive planning process. This framework does not impose new land use policies or goals, as they are set by Imagine Lexington. The evaluation framework is simply a process tool for use in USB policy considerations as they relate to comprehensive plan updates or potential amendments.

This part of the report includes three Scenarios that rely on two related elements. The first element is the data regarding available land within the USB contained in the first part of the report. The second element is a set of projected growth trends used to estimate the capacity to accommodate new development within the current Urban Service Area. The growth trends are straight-line predictions based on previous growth data. Scenario One ("Baseline") assumes a continuation of existing policies. Scenario Two ("Increased Density & Flexibility") assumes moderate changes in policies that have the potential to lead to increased density of development. Scenario Three ("Increased Density & Infill Redevelopment") assumes additional changes that have the potential to lead to even more increased density of development.

Taken together, the two parts of the report provide baseline data, a process for updating that data, and a framework for analysis that would be available to support the overall process for decision-makers in their determinations about land use in our community.

Both parts of the report have been approved by the Planning Commission. The first part has been approved by the Urban County Council and they have adopted the baseline data. The second part, with the Evaluation Framework, has not been approved by Council.

GOAL 4 WORKGROUP

The Goal 4 Workgroup undertook development of recommendations regarding the two tasks that remained in order to complete the "new process" envisioned in the present Goal 4. The first task was to identify what land should be preserved outside the Urban Service Area (USA), and what land, if any, should be considered as suitable for possible development without negative impact on the rural area. The second task was to describe the process by which decisions will be made regarding if, where, and how any land outside the USA should be developed for one or more purposes. These processes are outlined in this document.

PRESERVATION MAP

The development of the Preservation Map by the Goal 4 Workgroup is intended to be a long-range map for areas outside of the current Urban Service Area (USA) that should be permanently preserved, and those that could be developed if a need is identified. It is not meant to be regularly updated, and should be valid for the foreseeable future, though the map is likely to require review after significant development of the Future Urban Development Areas to ensure community needs are still being adequately met. There is no stated capacity or timeframe for development of the future urban land, as the Workgroup recognizes the potential for changes in development needs and community preferences over that extended horizon. Additionally, this map is envisioned as a guide for very long-range infrastructure investments, to ensure infrastructure is not provided in a piecemeal fashion only to areas within the existing USA, or directly adjacent. Inclusion of any area deemed developable on the map does not mean the area will be developed.

INFRASTRUCTURE & COMMUNITY FACILITIES SMALL AREA PLANS

Long-term Infrastructure and Community Facilities Small Area Plans are critical to meeting the intentions of the Preservation Map and are included as an implementation item of this plan. Future planning for Lexington's roadways, bike/ped infrastructure, sewers, parks, utilities, schools, public safety, libraries, stormwater management, transit, greenways, other community facilities, preservation area buffering, etc. must be thought out long before development occurs. This Report calls for a consulting team to lead this effort alongside the Division of Planning, and all other government, and civic agencies who have a vested interest in how we provide these needed elements in the future.

IDENTIFYING WHEN A NEED FOR EXPANSION EXISTS

The decision for identifying when a need arises to expand the USA should be done thoughtfully, with decision-makers understanding the full range of possible outcomes within the existing USA. The process outlined within is built on a foundation of reliable, annually-updated, underlying data that covers topics like demographics, employment, housing, growth trends, and other land use categories. It should also include a review of progress toward completion of the Expansion Area Master Plan and compatibility with the most recent version of the Rural Land Management Plan. This dataset, as recommended by the Sustainable Growth Task Force, ensures the scenarios built from it are as accurate as possible and provide adequate context.

With the benefit of well-informed growth scenarios, and understanding current local, state, and national land use trends, decision-makers will be able to make a determination about whether Lexington's projected growth in the next twenty years can be accommodated within the current USA in a way that is compatible with community goals and preferences. If they conclude that it can, then there is no need to expand the boundary. However, if they believe it cannot, this process allows them to make a determination of need for specific purposes that would then activate an additional process for allowing land to be included into the USA to meet those specific needs.

A COMPETITIVE PROCESS FOR BRINGING LAND INTO THE URBAN SERVICE AREA

This Report sets up an incremental strategy for expanding the boundary when a specific need is identified. This ensures what is expanded only meets Lexington's identified need, and has a high likelihood of coming to fruition. When a need is identified through the process above, property owners throughout the future development areas shown on the Preservation Map will have an opportunity to respond to a call for masterplans with a proposal to meet the need. These proposals will be tasked with addressing factors such as consistency with the Comprehensive Plan, how they address all infrastructure needs as outlined in the Small Area Plans, what their fiscal impact will be on LFUCG, what their impact will be on nearby agriculture industries and operations. Additionally developers will be expected to sign an agreement that if they do not meet certain milestones in a defined timeframe, their property could be removed from the Urban Service Area. The competition between property owners trying to meet the need, and the guardrails imposed by the proposal evaluation criteria and developer agreements should result in outcomes that benefit the community and that are consistent with the goal of efficient and fiscally responsible growth patterns.

CONTINUING LEXINGTON'S LEGACY AS A LEADER IN GROWTH MANAGEMENT

Since Lexington adopted the nation's first Urban Service Area (USA) in 1958, many other locations across the United States have adopted similar growth management techniques. They have made changes and improved upon the concept, as has Lexington. The last time Lexington's USA was expanded, the 1996 Comprehensive Plan stated that, "once again, Lexington is on the cutting edge of land use planning" referencing the new Expansion Area Master Plan that was called "a new way of planning." That plan created overarching land use and transportation recommendations for the ≈5,300 acre expansion areas, roughly half of which are still undeveloped twenty-six years later. While many of the goals of that plan have been achieved through the development process, it also highlighted some areas for improvement.

This set of recommendations is yet another "new way of planning" and an opportunity to build on a process that has served this community well over the last sixty-four years. This Report is not a complete overhaul. It takes components of previous processes and learns from the past to create a path forward that continues to keep infill and land use efficiency as the primary objectives, while acknowledging a need to expand in the future. The 1958 boundary was drawn to ensure fiscally sustainable growth patterns, and by taking a long-view of the future of the USA, precise data, careful guardrails, and a competitive process for bringing land into the boundary, this set of recommendations further advances that desired outcome.

PRESERVATION MAP – KNOWING WHERE WE ARE GOING

The Preservation Map is intended to be a long-range map for areas outside of the current Urban Service Area (USA) that should be permanently preserved and those that could be developed if a need is identified. Its purpose is further described in the Introduction.

The Workgroup began the process of developing the Preservation Map by listing the criteria to be used to distinguish which areas should be permanently preserved from those that might be considered for development in the foreseeable future. The criteria included the following: sewerable areas, water lines, various environmental factors, special natural protection areas, planned or considered transportation projects, surrounding county zoning, soil quality, road classifications, Purchase of Development Right properties, and cultural icons. The Workgroup reviewed a series of maps that LFUCG's GIS staff provided. These maps illustrated how those criteria could be applied outside of the Urban Service Boundary. The maps are located in a separate Appendix document, which can be found [here](#).

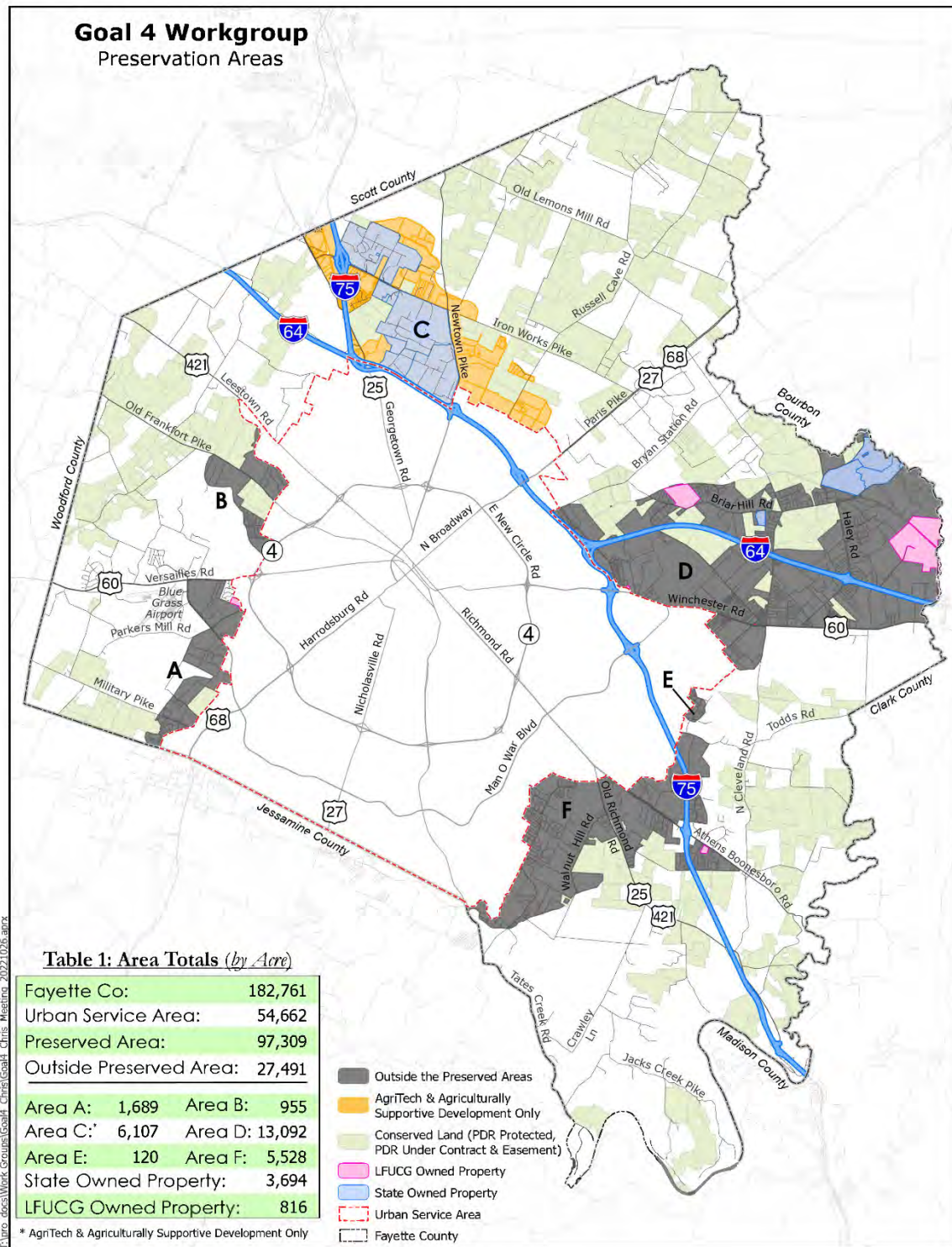
After reviewing the maps, the Workgroup focused on the maps highlighting land ownership (specifically government ownership), conservation status, and sewerability. Given the expense and difficulties associated with installing sewers in many parts of the rural area, the Workgroup prioritized sewerability, which included detailed maps of the County and in-depth conversations with the Director of the Division Water Quality.

The Preservation Map was built on a foundation of the sewerability areas developed as part of the 1999 Rural Service Area Land Management Plan. Those areas were identified due to their ability to be served by sanitary sewers, access to the road network, financial feasibility of providing sewer service (overall cost and density of development to support it), and ability to add capacity to existing sewer facilities. These sewerability areas were further studied in the 2006 Rural Service Area Sanitary Sewer Capability Study that reviewed the infrastructure and capital required to provide sanitary sewer service to these regions.

While the capacity of existing sewer facilities may have changed due to improvements made since Lexington entered into a consent decree with the Environmental Protection Agency (EPA) in 2011, the topography and grading (the primary factors of sewerability) of the land largely remains the same. The sewerability areas, as outlined in the 2006 study are the best available data for determining which locations within the Rural Service Area would be most appropriate and efficient for future urban development.

Because of the quality of its soils and the anchor it provides for agri-business, Area C, shown in yellow on the map, is only available for future development proposals that support the agricultural economy through agricultural technology (agritech) and agriculturally supportive development. Proposals in this area will be evaluated independently of the process outlined in this Report. Agritech is the use of technology in agriculture with the aim of improving yield, efficiency and profitability. It includes products, services, and applications that improve various input/output processes. It is innovations related to software/hardware, robotics, sensors, precision agriculture, big data, artificial intelligence, state-of-the-art equipment and related technologies that support the farms of the future. Development proposals in Area C that are not for agritech and agriculturally supportive development uses are not eligible for consideration.

NOTE: Parcels owned by a government agency (federal, state, or LFUCG-owned) are depicted separately on the map. They are assumed to be developable to the extent they fall within one of the defined developable areas (A-F); however it is acknowledged that they are unlikely to develop unless they are sold into private ownership.



EXPANSION DESIRED OUTCOMES

Any expansion to the Urban Service Area should be:

- **Fiscally Sustainable:** Ensuring new development provides for the current and future needs of those who live in, work in, and visit Lexington.
- **Equitable:** Ensuring the benefits and burdens of growth are distributed throughout the community.
- **Environmentally Focused:** Reducing Lexington's impact on climate change, identifying and protecting natural resources and landscapes before development occurs, and incorporating green infrastructure.
- **Multimodal:** Providing a safe, reliable, and connected network that offers diverse and accessible transportation choices.
- **Agriculturally Supportive:** Creating appropriate buffers and mitigation between new urban development and land that is to be permanently preserved, ensuring the viability of the agricultural economy.
- **Economically Forward:** Creating economic competitiveness through continuously improved quality of life.

NEED IDENTIFICATION – FINDING THE RIGHT TIME

Outlining the process for identifying when there is a need to modify the Urban Service Area.

BASELINE DATA UPDATE:

- Sustainable Growth Report data updated annually.

FREQUENCY OF EVALUATION:

- The Urban Service Area evaluation is to be conducted every five years in between Comprehensive Plan cycles.
 - The next evaluation would take place in early-2026.

EVALUATION PROCESS:

- Create three twenty-year growth scenarios within the existing Urban Service Area, as recommended by the Sustainable Growth Report.
 - Build scenarios with baseline data & assumptions
 - All scenarios are constructed on a foundation of reliable underlying data, but inherently include assumptions based on type of outcome described.
 - Three scenarios:
 - Status Quo
 - Full Comprehensive Plan Implementation
 - High Growth
- Review pros/cons of each scenario, considering the following:
 - Ability to handle projected growth or additional desired growth
 - City budget
 - Environment/climate change

- Housing needs
 - Including: home ownership/rental rates and affordability
- Employment opportunities / Economic impact
- Quality of Life
- Community preferences
- Equity
- Reasonable attainability of scenario
- The scenarios provide context for decision-makers. No numeric triggers, weighting, or scoring are used in the review of scenarios.
- After reviewing the range of scenario outcomes, an informed decision is made to either:
 - Maintain the current Urban Service Area with the intention to grow within the existing boundary at the densities and intensities required to accommodate future growth
 - Expand the Urban Service Area for specific purposes not satisfactorily addressed by scenarios

DECISION-MAKING PROCESS:

- **Joint Decision-Making Process:**
 - Mayor/Council appoints an Urban Service Area Evaluation Task Force to make a recommendation to the Planning Commission
 - Includes Councilmembers, Planning Commission members, and other members outside of LFUCG (numbers to be defined later)
 - Planning staff presents evaluation information to the committee
 - Planning Commission makes recommendation to Council, and Council makes final decision to initiate the conversation to consider expanding the USA

ADDING LAND THROUGH PROPOSAL PROCESS – MEETING THE NEEDS

Outlining the expansion proposal process once a need has been identified.

STEP 1: CALL FOR PROPOSALS

- Call for development proposals for land within the Future Urban Development Area
 - Need is determined by decision-making body in “Need Identification” process (above) includes the specific need, which may include housing units, economic development acres, office square footage, etc.
 - Submittal requirements are outlined in Step 2 (below).
 - Staff pulls together the need identified and the submittal requirements into a document that constitutes the call for proposals.

STEP 2: PROPOSAL INITIATION

- Pre-application meetings with Planning staff for developers interested in submitting proposals
- Applicant(s) submit Urban Service Boundary Amendment and Zone Map Amendment applications, which include:
 - Proof of pre-proposal meeting with Planning Staff
 - Broad concept design / Masterplan

- Demonstration of how proposal meets the identified need (acreage, housing unit mix, employment opportunities, etc.)
- Comprehensive Plan justification
- Demonstration of how proposal meets Expansion Desired Outcomes to ensure it is:
 - Fiscally Sustainable
 - Equitable
 - Environmentally Focused
 - Multimodal
 - Agriculturally Supportive
 - Economically Forward
- Description of public engagement process with stakeholders which reflects sensitivity to surrounding areas including neighborhoods
- Demonstration of how proposal addresses all infrastructure/facility/service needs, as outlined in infrastructure and community facilities Small Area Plans
- Proposed zoning classifications
- Justification of location within Future Urban Development Area
- Previous development examples and references

STEP 3: PROPOSALS UNDERGO EVALUATION PROCESS WITH PROPOSAL REVIEW COMMITTEE

- Proposals undergo evaluation process with *Proposal Review Committee* consisting of LFUCG staff in Planning, Water Quality, Engineering, Revenue, Public Facilities, and outside development professionals, appointed by the Vice Mayor.
- Committee provides **initial qualitative ranking** of each submitted proposal based on meeting needs and outcomes
- Developer(s) have the opportunity to revise proposal based on initial Committee responses, or withdraw proposal
- Committee provides **final qualitative ranking** of each remaining proposal based on meeting needs and outcomes
- *Proposal Review Committee* provide a report and recommendation, ranking proposals based on the final Economic Feasibility & Impact Score and final qualitative ranking.

STEP 4: PLANNING COMMISSION AND URBAN COUNTY COUNCIL PUBLIC HEARINGS FOR PROPOSALS

- Planning Commission holds a special meeting for the public hearing governed by KRS 100.211 to review each of the individual Urban Service Boundary Amendment and Zone Map Amendment applications and makes recommendations on the individual applications to the Urban County Council.
- Staff presents individual applications
 - Applicant presents
 - Planning Commission determines which application(s) are conditionally adopted as part of USA
 - To be included, they should review the proposals for the following items:
 - Is within the Future Urban Development Area
 - Meets the Council-identified need for expansion
 - Will be completed in a timely fashion to meet the immediate need
 - Has an overall positive fiscal impact
 - Is financially feasible

- Meets the Expansion Desired Outcomes
- Development is consistent with the Comprehensive Plan
- Addresses all infrastructure/facilities/services needs, including:
 - Transportation
 - Stormwater
 - Sewer
 - Parks
 - Utilities
 - Schools
 - Emergency services (police/fire)
 - Trees
 - All other items listed under required proposal contents
- Includes a developer agreement, which contains:
 - Progress timelines and benchmarks such as:
 - Zone change approval
 - Preliminary Subdivision Plan/Final Development Plan
 - Land Disturbance Permit
 - Assurance of meeting original approved plan
 - Recourse for not meeting timelines and benchmarks and process for removal from the Urban Service Area
- Decision-makers are not limited to one proposal to meet an identified need. A combination of proposals may be selected, with both small and large proposals alike being evaluated based upon their standalone, or combined ability to meet the fullness or a portion of the identified need.
- Urban County Council holds a public hearing to make a final decision on the individual Zone Map Amendment requests.
- If any application is approved, the individual Zone Map Amendments are adopted by Council and referred to the Planning Commission for inclusion within the Comprehensive Plan and for future approval of the individual final development plans and/or preliminary subdivision plans.

WORKGROUP RECOMMENDATION FOR THE 2023 GOALS AND OBJECTIVES

Replace existing Theme E, Goals 3 and 4 with a new Goal 3:

- *Protect Lexington's invaluable rural resources and inform long-range planning for infrastructure, community facilities and economic development through adoption of the new process contained in the report of the Goal 4 Workgroup.*

ADDITIONAL WORKGROUP RECOMMENDATIONS

- City infrastructure related to the provision of urban services may be placed in the most efficient and appropriate location (including within the Preservation Area).
 - The location of infrastructure within a Preservation Area should not have any bearing on whether that land is included into a Future Urban Development Area in any subsequent version of the Preservation Map.
- Parcels designatd as potentially developable that are currently split by or contiguous to the Urban Service Area at the time of this Report may petition to be brought in to the

Urban Service Area at the time of an identified need with a proposal, and should be given priority for inclusion.

- Authorize the completion of a new sewerability study (separate from this process) for use in future planning decisions.
- Update the Rural Area Master Plan.
- Upon completion of the first cycle of this recommended process, conduct an evaluation of both the results and the process itself. Then modify the process as needed.
- Request the Planning Commission implement a Zoning Ordinance Text Amendment for allowable uses for agritech and agriculturally supportive development.

PLAN IMPLEMENTATION

- **TASK #1: Work with consultant to update Sustainable Growth baseline data annually.**
- **TASK #2: Hire additional Planning staff to administer ongoing Growth Management program**
 - **SCOPE:** Supplement Long-Range Planning staff with position(s) to lead future task force, and Masterplan Review Staff Committee through Growth Management Plan implementation. Staff will coordinate Call for Masterplans and liaison with applicants on the process, feedback and public engagement.
- **TASK #3: Create infrastructure and community facilities Small Area Plans for all Future Urban Development Areas (Areas A-F) on Preservation Map**
 - **SCOPE:** With a consultant, develop a document that informs long-range planning for infrastructure and community facilities such as roadways, bike/ped infrastructure, sewers, parks, utilities, schools, libraries, stormwater management, transit, greenways, preservation area buffering, etc. Plan(s) will be adopted as an element of the Comprehensive Plan.
- **TASK #4: Establish Urban Service Area Evaluation Task Force**
 - **SCOPE:** Review annual data updates, develop scenarios and projections, evaluate and determine if there is a need to expand. Make a recommendation to the decision making body(ies).
- **TASK #5: Establish Proposal Review Committee**
 - **SCOPE:** Begin developing review procedures, scoring/ranking system, outlining Call for Proposal process, draft developer agreements, and other associated materials.

SUPPORTIVE DOCUMENTS

Documents & resources used by the Goal 4 Workgroup in creating the report.

MAPS & DATA

- The maps are located in a separate Appendix document, which can be found [here](#).
- All other documents included in meeting packets

URBAN SERVICE AREA HISTORIC PROCEDURAL PRECEDENT

- According to **James T. Wang, AICP (May 1982, UK CBER report)**
 - (Former Manager of Long Range Planning, LFUCG Oct. 1975 - February 1980)
- Documents the Urban Service Boundary as a regional planning tool prior to Lexington-Fayette merger
 - Consolidated planning program for all included municipalities
 - Eliminate conflicting land uses between municipalities
 - Apply consistent levels of service
 - Improve administration of services and financial management
 - Tax based on service
 - Reduce tax burden on farm lands
- USA revisions documented in report:
 - 1958: adoption at 67 sq. miles
 - 1962: 67 sq. miles → 69.5 sq. miles
 - 1964: 69.5 sq. miles → 92.5 sq. miles
 - 1967: 92.5 sq. miles → 73 sq. miles
 - 1973: 73 sq. miles → 74.4 sq. miles
 - 1979: 74.4 sq. miles → 75.2 sq. miles
 - As of 1982: ~50% of the 75.2 sq. mile USA was vacant or agricultural use
- 1958 Establishment followed "Natural drainage areas...delineated in 1954 by the Bell-Watkins Sewage Study."
 - Estimated capacity to house over 200,000 people
 - Recognized some land cannot or will not be made available
 - Purpose was to delineate areas which "should be first developed"
 - Established minimum rural lot size of 2.5 acres
 - Require sewers and limit septic systems to rural areas.
- First challenged in court in 1960 by Lamar Farm (Provincial Development Co. Inc. vs. Joseph D. Webb et al)
 - Upheld in Fayette Circuit Court as part of a properly defined Master Plan
- 1967 USA reduction
 - First recorded recognition of equine industry protection, **including those within the boundary.**
 - Defined 3 rings for urban development: Transition Ring (urban core), Stability (first tier suburbs, new at the time), Growth (projected new development)
- **1973 Update**
 - First to establish boundary by legal description
 - Recommended policy actions, zone changes to follow adoption
 - PC adopted USA changes, but took no action on rezoning
 - Established a Small Area Plan policy for undeveloped areas prior to rezoning.

- Led to 1974 lawsuit: Kentucky River Coal Corp. vs. Rush Mathews (Planning Commission)
 - Property was removed from USA
 - Court determined improper notice was given and the USA map was reverted to the 1967 boundary
- **1979 Update** (1980 Comprehensive Plan)
 - Introduction of Functional Planning Areas
 - Urban Service Area
 - Downtown
 - Employment Centers
 - Urban Activity Centers
 - Urban Growth Areas
 - Existing Development
 - Rural Service Area
 - Rural Activity Centers
 - General Rural Uses
 - Introduced Greenbelt concept to physically and visually separate urban and rural service areas where other physical features don't exist to serve that purpose.
 - 300' residential buffer or 50' commercial setback.
- From 1958-1979, Lexington population grew 67% while USA acreage grew by 12%
- Identifies a deficiency of the USA is failure to more specifically identify location of expansions prior to development.
 - Recommends identifying preferred locations and timing through a "staging development plan" (small area plan equivalent)
- **1996 Expansion** (Information taken from 1995 Comprehensive Plan Committee notes and minutes)
 - **March 1993:** Comprehensive Plan Committee was established
 - **August 18, 1994:** Planning Commission decision on Goals & Objectives
 - **December 13, 1994:** Council action on Goals & Objectives
 - Goals & Objectives did not include language about expansion or location of future expansions
 - **March 20, 1995:** Mayor Miller recommended an Eight Point Plan with assistance from consultant Charlie Siemon that discussed expansion and infill policies
 - Expansion Area Master Plan
 - Land Capability Map
 - Land Conservation Areas
 - Open Space Acquisition
 - Transfer of Development Rights (led to future PDR program)
 - Agricultural Preservation/Rural Landscape Preservation Regulations
 - Capital Facilities Planning & Financing
 - Infill & Redevelopment
 - **June 22, 1995** Committee Notes:
 - Expansion Area Master Plan (EAMP) was intended to be completed after the 1995 Plan was concluded, and adopted as an element of that Plan after the fact
 - Instead the 1995 Plan was delayed until the EAMP was complete (1996)
 - Comprehensive Plan Committee recommended expansion of 5,300 acres

- 1,300 acres immediate expansion under current rules and regulations
 - 4,000 under new EAMP
 - Staff recommended 5,700 acre expansion
 - All under a new EAMP with no immediate expansion
 - Staff recommended six adjustments (200-300 acres of adjustments)
 - Met USA criteria
 - Didn't require additional sewage pumping stations not in current plans
- **July 29, 1996:** Comprehensive Plan, including the EAMP adopted by Planning Commission.
 - Decision for expansion was made by the Planning Commission through the adoption of the EAMP as an element of the 1996 Comprehensive Plan.

KEY TAKEAWAYS

- Modifications to the USB since 1958 have been decided by the Planning Commission through the adoption of the Comprehensive Plan Elements process.
 - Modifications to the USB have not historically been part of the Goals and Objectives process
 - Have also involved a broad stakeholder, steering committee or Mayoral Task Force
- Continual evaluation of expansion development outcomes
- Regular iterative attempts to improve the process
- Ongoing progress towards improving how expansion addresses community needs

MEETING SUMMARY NOTES

All meeting summary notes are located in a separate Appendix document, which can be found [here](#).

GOAL 4 WORKGROUP

WORKGROUP MEMBERSHIP

Vice Mayor, Steve Kay, Co-chair

James Brown, 1st District Councilmember, Co-chair

Amanda Mays Bledsoe, 10th District Councilmember

Kathy Plomin, 12th District Councilmember

Stephen Howard

Bessie Jackson

Nick Nicholson

Bill Witt

Judy Worth

Anthony Wright

Rusty Underwood

STAFF

Jim Duncan, AICP – Director of Planning

Chris Woodall, AICP – Manager of Long-Range Planning

Chris Taylor – Administrative Officer, Long-Range Planning

Chris Doerge, GISP – Systems Administrator Enterprise Solutions

Dustin Baker – GIS Developer

Jennifer Sutton, MPA – Research Analyst
LFUCG Office of the Urban County Council

Eve Miller, MPA – Legislative Aide
Office of 12th District Councilmember

MEETINGS

- June 22, 2022
- July 12, 2022
- July 26, 2022
- August 9, 2022
- August 23, 2022
- September 6, 2022
- September 13, 2022
- September 20, 2022
- September 27, 2022
- October 4, 2022
- October 20, 2022
- October 26, 2022